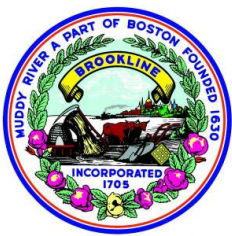


3.A.

Announcement pertaining to review of the Board's executive session meeting minutes from January 1, 2020 through December 31, 2020 for purposes of disclosure.

"Town Counsel is designated by the Select Board to review the minutes of the Board's meetings in Executive session periodically for the purpose of determining whether the minutes may be released or should remain confidential "because publication would defeat the lawful purposes of the executive session". Under the Open Meeting law, the determination must be announced at the Select Board's next meeting, and included in the minutes of the meeting. I have reviewed the minutes of the Board's meetings in executive session pertaining to the following dates, and have determined as follows:"

<u>Meeting Date</u>	<u>Determination</u>
1.7.20	release all pages
1.21.20	release all pages
1.28.20	withhold page 1 / release pages 2 and 3
2.4.20	release all pages
2.11.20	release all pages
3.3.20	withhold page 1 /release page 2
4.28.20	release all pages
5.5.20	withhold all pages
5.19.20	withhold all pages
6.16.20	withhold page 1 / release page 2
7.14.20	withhold pages 2-7 / release page 1
7.21.21	withhold page 1 / release page 2
8.25.21	withhold all pages
9.3.20	withhold all pages
9.22.20	withhold all pages
10.6.20	withhold all pages
11.10.20	withhold all page
12.8.20	release all pages



MINUTES

SELECT BOARD

11/30/2021

4:30 PM VIA ZOOM

Present:

Select Board Member, Heather Hamilton, Select Board Member Bernard W. Greene, Select Board Member Raul Fernandez, Select Board Member John VanScoyoc, Select Board Member Miriam Aschkenasy

ANNOUNCEMENTS/UPDATES

Town meeting continues tonight at 7:00pm.

PUBLIC COMMENT no speakers

MISCELLANEOUS

Announcement pertaining to review of the Board's executive session meeting minutes from January 1, 2020 through December 31, 2020 for purposes of disclosure.

This item was held pending further review.

Question of approving the meeting minutes from November 23, 2021.

On motion it was,

Voted to approve the meeting minutes from November 23, 2021.

Aye: Heather Hamilton, Bernard Greene, Raul Fernandez, John VanScoyoc, Miriam Aschkenasy

EXTRA WORK ORDER

Question of approving an extra work order in the amount of \$3,354.28 for accessibility improvements linking the Brookline Housing Authority residences to the Gateway East project's universally accessible pedestrian facilities.

On motion it was,

Voted to approve an extra work order in the amount of \$3,354.28 for accessibility improvements linking the Brookline Housing Authority residences to the Gateway East project's universally accessible pedestrian facilities.

Aye: Heather Hamilton, Bernard Greene, Raul Fernandez, John VanScoyoc, Miriam Aschkenasy

3.B.

In Select Board

11/30/2021

Page 2 of 9

TEMPORARY ALL ALCOHOL BEVERAGES NON-SALES LICENSE

Question of approving a Temporary All Alcohol Beverages Non-Sales License to The Larz Anderson Auto Museum to be held on Thursday, December 2, 2021 for VIP Corporate Dinner 5:30PM – 11:00PM at 15 Newton Street. 25 people expected to attend

On motion it was,

Voted to approve a Temporary All Alcohol Beverages Non-Sales License to The Larz Anderson Auto Museum to be held on Thursday, December 2, 2021 for VIP Corporate Dinner 5:30PM – 11:00PM at 15 Newton Street. 25 people expected to attend

Aye: Heather Hamilton, Bernard Greene, Raul Fernandez, John VanScoyoc, Miriam Aschkenasy

TEMPORARY WINE AND MALT BEVERAGES NON-SALES LICENSE

Question of approving a Temporary Wine and Malt Beverages Non-Sales License to The Larz Anderson Auto Museum to be held on Thursday, December 8, 2021 for Holiday Party 5:30PM – 11:00PM at 15 Newton Street. 40 people expected to attend.

On motion it was,

Voted to approve a Temporary Wine and Malt Beverages Non-Sales License to The Larz Anderson Auto Museum to be held on Thursday, December 8, 2021 for Holiday Party 5:30PM – 11:00PM at 15 Newton Street. 40 people expected to attend.

Aye: Heather Hamilton, Bernard Greene, Raul Fernandez, John VanScoyoc, Miriam Aschkenasy

TEMPORARY WINE AND MALT BEVERAGES NON-SALES LICENSE

Question of approving a Temporary Wine and Malt Beverages Non-Sales License to The Larz Anderson Auto Museum to be held on Friday, December 10, 2021 for Holiday Party 5:30PM – 11:00PM at 15 Newton Street. 65 people expected to attend.

On motion it was,

Voted to approve a Temporary Wine and Malt Beverages Non-Sales License to The Larz Anderson Auto Museum to be held on Friday, December 10, 2021 for Holiday Party 5:30PM – 11:00PM at 15 Newton Street. 65 people expected to attend

Aye: Heather Hamilton, Bernard Greene, Raul Fernandez, John VanScoyoc, Miriam Aschkenasy

CALENDAR

WARRANT ARTICLES

Further review and possible reconsideration/vote on the Warrant Articles for the 2021 Fall Town Meeting including but not limited to:

Warrant Article 10 - Hybrid Town Meeting

Warrant Article 27 - Warrant Article 27 - Fiscal Impact Petitioner Requirements for Warrant Articles

Warrant Article 10 - Hybrid Town Meeting

3.B.

In Select Board

11/30/2021

Page 3 of 9

Town Meeting member Paul Warren reviewed his amendment to this article. The warrant amendment essentially is looking to provide that any deliberations that occurred during a hybrid meeting would be visible to town meeting members. I filed this amendment after learning that scores of our town meeting members have been actively deliberating in a private chat rooms during most of our sessions. Town Meeting depends on deliberation that is transparent and accessible to both town meeting members and the public. The transparent public nature of our deliberation ensures the trust and confidence of the public. Unfortunately, remote meetings created the opportunity for town meeting members to gather in a private chat room to deliberate amongst themselves while town meeting is in session. Quite honestly, it seems understandable that this would happen since we are sitting in front of our screens for several hours straight during these sessions. It is natural to want to reach out to others. However, these private group chats among voting members in town meeting have created an unintended consequence. Important and relevant deliberation that may influence the votes of many town meeting members are taking place outside the purview of town meeting that influence voting decisions are not pure democratic practice. This is not about your right to speak your mind at something. It is about a large private group deliberation that is taking place during town meeting sessions that is not transparent.

Lee Selwyn spoke on voting records. His voting record on the November 19th, Town Meeting was not recorded. He was advised that it was too late to change his vote because that Town Meeting had been dissolved. He offered reviewing other solutions to fix this problem.

"•During the voting period, the results of the vote will be displayed on the projection screen through a series of panels, by precinct (with one panel for at-large Town Meeting Members), in which the recorded votes of all Town Meeting Members who have voted will be displayed.

•The complete presentation of votes will be scrolled through at least twice during and after the voting period, so that Town Meeting Members may verify the accurate recording of their votes."

Deputy Town Administrator Melissa Goff responded that she feels it is a little premature to say that we have a solution for this problem. But, whether or not they can accomplish what Lee's trying to do, especially where we have two different systems that would need to be employed for in person and then another system for remote it's very complicated.

The board spoke briefly on possible deliberation scenarios and the gray areas that could arise.

On motion it was,

Voted 0-5 Favorable Action on Mr. Selwyn's amendment to Article 10. Motion fails

Nay: Heather Hamilton, Bernard Greene, Raul Fernandez, John VanScoyoc, Miriam Aschkenasy

On motion it was,

Voted 0-5 Favorable Action on Mr. Warren's amendment to Article 10. Motion fails

Nay: Heather Hamilton, Bernard Greene, Raul Fernandez, John VanScoyoc, Miriam Aschkenasy

5:00 pm Board member Fernandez stepped out

Warrant Article 27 - Warrant Article 27 - Fiscal Impact Petitioner Requirements for Warrant Articles

3.B.

In Select Board

11/30/2021

Page 4 of 9

Co-Petitioner John Doggett explained the slight revision to article 27.

The amendment is attempting to make it clear that if a petitioner fails to put the financial impact on their article when they submit it that that does not mean that it will not be on the warrant.

On motion it was,

Voted 4-0-1 on the edits proposed by Mr. Doggett.

Aye: Heather Hamilton, Bernard Greene, John VanScoyoc, Miriam Aschkenasy

Absent: Raul Fernandez

On motion it was,

Voted 3-1-1 favorable action on Article 27 as presented by the Select Board to Town meeting

Aye: Heather Hamilton, Bernard Greene, John VanScoyoc

Against: Miriam Aschkenasy

Absent: Raul Fernandez

10 BROOKLINE PLACE STUDY COMMITTEE

Question of approving the charge and slate for a 10 Brookline Place Study Committee.

Planner Sophia Robinson provided a presentation:

Ms. Robinson reviewed the committee process and the proposed charge:

10 Brookline Place Committee ("10BPC") is charged with the responsibility of reviewing, analyzing and proposing modifications to the redevelopment proposal presented by the owner of 10 Brookline Place for laboratory Life Science and other related uses. The formation of this committee is recommended by the Economic Development Advisory Board's (EDAB) Lab and Bio/Life Sciences Report, presented to the Select Board on November 9, 2021. The purpose of that report was to investigate and evaluate the addition of Research & Development and/or Laboratory Life Science to the Brookline Zoning By-Law as well as a biosafety public health regulatory scheme for the licensing and oversight of Bio-safety level 2 laboratories.

The 10BPC will review and gather information with respect to the specific Site, including but not necessarily limited to the new development's potential impacts on sustainability, livability, and the tax base. The 10BPC will use zoning and impact on the public realm as its main lens for review and analysis, including negotiation of community benefits and consideration of commercial linkage fees. Additional issues the 10BPC shall address shall include but not necessarily be limited to:

- traffic impacts
- visual impacts
- shadow impacts
- financial feasibility
- public realm enhancement and linkage opportunities
- infrastructure, design elements and materials that advance the Towns' climate action goals
- design guidelines
- net fiscal impact to the Town

3.B.

In Select Board

11/30/2021

Page 5 of 9

Proposed members:

Deborah Brown, Shelly Chipimo, Alan Christ, George Cole, Matthew Hyatt, Brian Kane, Liz Linder, Tom Nally, Donelle O'Neal, Paul Saner, Sara Schwartz, Diane, Sokal, Anne Trecker, Neil Wishinsky

On motion it was,

Voted to approve the proposed charge and member slate.

Aye: Heather Hamilton, Bernard Greene, John VanScoyoc, Miriam Aschkenasy

Absent: Raul Fernandez

BOARDS AND COMMISSIONS - APPOINTMENTS

The following candidates for appointment/reappointment to Boards and Commissions:

Brookline Village Parking Benefit District Advisory Board

On motion it was,

Voted to reappoint Fred Perry to the Brookline Village Parking Benefit District Advisory Board for a term ending August 31, 2024 or until a successor can be appointed.

Voted to appoint Emily Jacobson to the Brookline Village Parking Benefit District Advisory Board for a term ending August 31, 2024 or until a successor can be appointed.

Voted to appoint Sara Petras to the Brookline Village Parking Benefit District Advisory Board for a term ending August 31, 2024 or until a successor can be appointed.

Voted to appoint Karen Flannery to the Brookline Village Parking Benefit District Advisory Board for a term ending August 31, 2023 or until a successor can be appointed.

Aye: Heather Hamilton, Bernard Greene, Raul Fernandez, John VanScoyoc, Miriam Aschkenasy

FY 22 TAX CLASSIFICATION PUBLIC HEARING

Public hearing in accordance with G.L.c.40, S.56 on the question of the adoption of the percentages of the local tax levy to be borne by each class of real property and personal property for the 2022 Fiscal Year.

Chief Assessor Rachid Belhocine provided a presentation:

The enclosed materials, along with the tax classification presentation on Tuesday evening November 30, are intended to assist you in determining the percentages of tax levy to be borne by each major class of property (residential, commercial, industrial, personal) and the percentage for the residential exemption for FY2022. The materials include an estimate of the tax rates based on the maximum allowable levy, less the excess levy capacity and various levy shift options, as well as the tax impact on each property group as represented by the median value by class. The requirements of the annual tax classification hearing are described in Chapter 40, Section 56 of the General Laws.

3.B.

In Select Board

11/30/2021

Page 6 of 9

The FY2022 assessments are based on a valuation date of January 1, 2021. The market period used in this sales analysis was primarily calendar year 2020, although 24-months of sales from July 1, 2019 through June 30, 2021, were used for certain classes of property with a lower number of sales. Over that period the Brookline residential real estate market continued to see demand, although overall it showed more modest appreciation than seen in prior years.

The individual sales and FY2022 assessments will be displayed in the interactive Sales Map application on the Assessor's website. The median sale price of a single family home in Brookline in 2020 was \$2,250,000, while the median sale price of a condominium unit in 2020 was \$950,000.

Apartment rental rates were stable in all areas of town and a slight increase in vacancy was observed. A number of Chapter 40B projects have been fully or partially constructed as of the assessment date of 1/1/2021 indicating that the rental market is predicted to be strong again after a short period of uncertainty. These developments include both market and affordable units. The list of the Chapter 40B projects is available on the Planning Department website. Activity within the commercial sector has been slow and rents have seen a small to no appreciation.

The hospitality sector, including hotels and restaurants, reported a significant rate of vacancy which caused a decrease in market value. Construction continued at 2 Brookline Place by Children's Hospital and the new Claremont Companies' Hilton Garden Inn at 700 Brookline Ave. These two projects added approximately \$50,000,000 to the FY2022 commercial tax base, which translated into about \$800,000 in tax dollar growth.

Mr. Belhocine provided charts with various tax implications.

Public hearing:

Board member VanScoyoc spoke on the highest shift, residential to commercial, the 1.75%, median, single-family homeowners will receive an 8.5% increase in their taxes. If you adjust the shift downward, so it is not quite as much in the direction of commercial properties; once you get down to 1.7 or 2, a little bit less on the commercial properties a little bit more on the residential properties. Therefore, for that same single-family situation, which was 8.5% at the high end of shift, now it is 9.1% at the low end of the shift. So no matter what the shift is, we are talking taxpayers are going to experience an increase in their tax bills likely increase in their tax bills of 8.5% to 9.1%.

Mr. Belhocine added that we had the growth and the debt exclusions. The debt exclusion alone adds 8.4% to the levy limits.

Town Meeting member Susan Granoff spoke on the residential exclusion. It seems to show that the percentage of residential exemption users for condo owners was only about 54%, which means that nearly half of condos are not being occupied by owners. And 54% in comparison to single-family homes which are at 81%. Should this be a concern of ours? Certainly, I think has implications for how we treat changes to increase affordable housing. It seems as though our property values going up the way it does makes us a very attractive investment target. More people including various foreign investors are choosing to invest in our condos, simply because they're excellent investments. Maybe we should consider a higher residential exemptions to discourage non occupant home owners.

3.B.

In Select Board

11/30/2021

Page 7 of 9

Board member Aschkenasy added if we increase the classification from residential taxpayers then we are moving that burden on to commercial taxpayers, and I really struggle because I just do not think this is the time to further burden commercial properties right now.

Sussan Zelkha, TMM#14 asked about those that put their assets in trust, are those assets not qualified for the residential exemption.

Mr. Belhocine responded they do not qualify if they assume certain circumstances. The occupant has to be a trustee and beneficiary of the trust that qualifies them.

Hearing closed.

Board member Fernandez returns at 6:00pm.

REDISTRICTING PUBLIC HEARING AND VOTE

Question of approving the redistricting maps as recommending by the Select Board's Redistricting Committee.

Question of approving the updated polling locations as a result of the new redistricting maps as recommended by the Select Board's Redistricting Committee.

Town Clerk Ben Kaufman stated that last week, we presented two maps to the Select Board. One of them was the recommended map from the redistricting committee, which was a 17 precinct map. There was also a request for a 16 precinct map. This was not a map recommended by the committee. I understand that since then, there has been a potential amendment to the 17 precinct map, a small switch that only affects precincts 13 and 14 and not the rest of the map.

He reviewed the proposed precinct 16 map as drafted by the redistricting committee.

Board member Aschkenasy reviewed her proposed amendment to the 17 precinct map that moves residents within precincts 13 and 14 with the goal to place them closer to their voting locations. There was a swap proposed that offers fewer town meeting members affected by the redistricting in precincts 13 and 14. What ended up was a compromise, a partial swap. I propose a $\frac{3}{4}$ swap that moves families within these districts closer to their polling locations; it does not interfere with any sitting town meeting members.

Board member VanScoyoc spoke in favor of the proposed 16 precinct map; the answer lies in the priorities established by the redistricting committee itself. Starting with the priorities where I find no obvious advantage to either version of redistricting the 16th or the 17th precinct version. This applies to the following criteria accessibility, as far as I know, the polling sites will be the same regardless of the maps there is no difference. No difference that I can discern when it comes to quote unquote integrity of neighborhoods no difference when it comes to the total number of town meeting members. And I would argue that there is no substantial difference when it comes to so called geographic compactness. Map 16 is not perfect, but either is map 17 with peninsulas in precincts 9 and 14 shooting off in all directions. He continued to review the committee's priorities were the 16 and 17 precinct maps vary and do not.

3.B.

In Select Board

11/30/2021

Page 8 of 9

Public hearing:

Jenny Lewis commented on the new map that was proposed after the committee proposed the redistricting map. This new map is unacceptable it completely decimates the remaining neighborhood of Precinct 13 south of Chestnut Hill Ave. My next-door neighbor is the only resident that will remain in precinct 13. The idea that the changes have been made purely on the walkability issue is I think unacceptable.

Marty Rosenthal spoke on the proposal of Mason Terrace moving from Precinct 11 into 9. He thinks it violates some of the priorities of the committee. Those people are foreigners to precinct nine, and I have explained why in my lengthy emails why this should not happen. These residents will lose their sense of community.

Sussan Zekha added that the redistricting committee worked extremely hard to come up with a compromise, and feels that the last minute change may not have reached most residents.

Jonathan Fine, TMM#13 added that he had urged the committee to leave precinct 13 untouched, because in his opinion, it is one of the most diverse precinct in the town that includes single family homes, apartments and the Washington Square commercial area, to the Newton line by the Chestnut Hill post office. However, we were willing to go along with a compromise that was worked out by the redistricting committee, and not approve the proposed amendment.

Carol Caro a precinct 10 resident felt they were the tail at the end of the district and feels they should be included in the north of Beacon Street because that is where our neighborhood is. It is important to some that they would have some say to what was going at the Waldo Durgin project which is why she can adjust to proposed changes. She feels that every town meeting member should have to run for re-election regardless of their precinct changes.

Ryan Black spoke on incumbent town meeting members complaining on the redistricting proposals. He feels that town meeting members should not act to protect their town meeting seats over easy access to voting locations.

A statement was read that was submitted by resident, Jenny Segal. I am writing to add to the voices that live close to Heath but must vote at Runkle, and request you take our address into consideration for voting. It will make voting much easier for families near the school. Others I know in Precinct 14 vote at Heath but live feet from Runkle; which also makes little sense.

Board member Aschkenasy added this is what the committee is trying to accomplish. Those families that live near Runkle and Heath schools, we are trying to make voting easier for them, and make it easier for people that have a harder time getting to the polls. I appreciate this is a last minute change and applaud the redistricting committee's work.

Dave Gacipoch spoke for himself as an original proponent of the original swap in 13 and 14. The point of the whole swap was to put as many residents close to polling locations as possible. The committee ended up with a partial swap that moved 600 to 700 residents among Beacon Street closer to their polling places. He feels the full swap is the best policy choice and the partial was a good compromise, maybe even better, but those are my own comments, not the committee.

3.B.

In Select Board

11/30/2021

Page 9 of 9

Town Clerk, Ben Kaufman added that both proposals are similar in the way the town clerk's office would handle the proposed changes. In both of them, you are moving people who currently are farther away from their polling location closer to their polling location. So, from the perspective of the town clerk's office, there are not many additional negatives from a elections operations perspective for this kind of a swap because the change ends up being fairly equal whether you do the full swap or the three quarters swap.

Board member Aschkenasy noted the need to have a majority minority districts and 16 precincts does not do that. She does not support a 16-precinct map. We are bowing to a compromise, which basically equates to gerrymandering, it appears I don't have support for the amendment so I will withdraw it.

Chair Hamilton closed the hearing.

Board member Aschkenasy withdrew her proposed amendment.

On motion it was,

Voted approval of the updated polling locations as a result of the new redistricting maps as recommended by the Select Board's Redistricting Committee.

There being no further business the Chair ended the meeting at 6:45 pm.

ATTEST

TOWN of BROOKLINE

Massachusetts



SELECT BOARD

HEATHER HAMILTON, Chair
RAUL FERNANDEZ, Vice Chair
BERNARD GREENE
JOHN VANSCHOYOC
MIRIAM ASCHKENASY

MELVIN A. KLECKNER
Town Administrator

333 WASHINGTON STREET
BROOKLINE, MASSACHUSETTS 02445

(617) 730-2200
FAX: (617) 730-2054
www.BrooklineMA.gov

PROCLAMATION HONORING AND THANKING BUILDING COMMISSION MEMBER KENNETH KAPLAN

WHEREAS, Kenneth Kaplan is vacating his position as a member of the Brookline Building Commission on December 15, 2021, after more than 20 years of dedicated service; and

WHEREAS, Kenneth Kaplan in his role as an essential member of the Brookline Building Commission attended and participated in its monthly meetings and deliberations in its mission to plan, manage and deliver on the Town of Brookline's Capital Improvements Plan for public buildings, and while during that time no less than eight major school projects were completed or underway as well as the completion of scores of other projects, large and small, in schools, libraries, the Town Hall, the Senior Center, the Public Safety Building, the Public Health Center and other town facilities; and

WHEREAS, Kenneth Kaplan served as the Building Commission's liaison in the day-do-day management of four major projects including the construction of the new Senior Center, the Runkle School Renovations and Additions, the classroom addition the Lawrence School and the Renovations and Additions to the Ridley School, and each of these projects had durations measured in years in the planning, design, construction and occupancy, and for which he attended countless meetings, and served as a senior advisor to staff and provided invaluable guidance and direction in problem solving and otherwise bringing the works to successful completion; and

WHEREAS, Kenneth Kaplan served in a leadership role in other Town of Brookline committees in the selection of designer services, construction, and other goods and services and shared freely of his time and expertise in the procurement of same; and

WHEREAS, Kenneth Kaplan regularly shared his knowledge and experience in construction and contracting in the business of the Brookline Building Commission and served as a liaison to other elected and appointed officials; and

WHEREAS, Kenneth Kaplan is a long time resident of the Town of Brookline and co-founder of Kaplan Construction, a successful local general construction and management firm since 1976, now a WBE, providing jobs, high quality products and services and otherwise contributing to the local economy; and

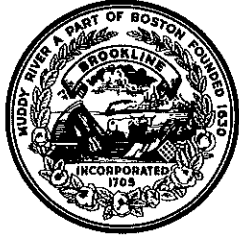
WHEREAS, Kenneth Kaplan is a devoted husband, father, grandfather and friend,

NOW, THEREFORE BE IT RESOLVED that the Select Board of the Town of Brookline congratulates Kenneth Kaplan on his volunteer service as a member of the Brookline Building Commission, thanks him for his many contributions to the Town of Brookline and the community at large and wishes him well in all his future endeavors.

ATTEST:

Melvin A. Kleckner
Town Administrator

SELECT BOARD



TOWN OF BROOKLINE
Massachusetts

DEPARTMENT OF PUBLIC WORKS
PARKS AND OPEN SPACE DIVISION

Erin Chute Gallentine
Commissioner

November 24, 2021

Select Board
333 Washington Street
Brookline, MA 02445

Dear Select Board Members,

The Department of Public Works - Parks and Open Space Division respectfully requests that the Select Board accept a donation of \$10,000 from Anthem Films Inc to be deposited into account 4996TW23 482030 and used towards improvements at the Walnut Hills Cemetery. Anthem Films Inc recently filmed scenes for their Whitney Houston biopic in the Walnut Hills Cemetery in Brookline and generously offered this donation in appreciation for their use of the Cemetery Grounds.

The gift enables the Town to advance our Cemetery Tree Inventory, Assessment and Replacement Master Plan. The Master Plan will become a tool to assist the Town of Brookline in planning our next steps regarding tree removals and replacements. We are grateful to have Anthem Film's support and request acceptance of this generous donation.

Sincerely,

Alexandra Vecchio
Director of Parks and Open Space

cc: Erin Gallentine, Commissioner of Public Works

TOWN OF BROOKLINE

REQUEST FOR APPROPRIATION TRANSFER

DATE: 11/16/2021

To the Board of Selectmen:

Authority is hereby requested for permission to make the following transfer(s) within the appropriation for the Department of Planning & Community Development
Department Name

	<u>ORG #</u>	<u>ORG NAME</u>	<u>OBJECT #</u>	<u>OBJ NAME</u>	<u>AMOUNT</u>
FROM:	<u>17201730</u>	<u>ECON DEV</u>	<u>510101</u>	<u>PERM FULL TIME</u>	<u>\$42,000</u>
TO:	<u>17201730</u>	<u>ECON DEV</u>	<u>524010</u>	<u>PROF TECH SERV</u>	<u>\$42,000</u>

FROM: _____

TO: _____

FROM: _____

TO: _____

FROM: _____

TO: _____

FROM: _____

TO: _____



DEPARTMENT HEAD

NOTE: IN ADDITION TO SELECTMEN APPROVAL, THE FOLLOWING TRANSFERS REQUIRE ADVISORY COMMITTEE APPROVAL:

(1) From Capital (5A); (2) To Personnel (51); (3) Building Dept Transfers of more than \$10,000 to or from Repairs to Public Buildings (522400); (4) From the Parks & Open Space Division to any other division of DPW; and (5) From the Snow & Ice budget to any other division of DPW.

BOARD OF SELECTMEN



Town of Brookline

Massachusetts

Authorization To Hire Request Form

1. Position **TITLE**: Sr Clerk Typist Grade: C-06
2. Department: Town Clerk Division: _____
3. Position Control #: 162000006 Prior Incumbent: Adina LeConte

a. Reason for Leaving: Resignation

4. Budgetary Information:

Department Code: TCA Budget Code: 16201610 510101 % 100

☐ Grant Funded-Name of Grant: _____ ☐ Revolving Fund ☐ Enterprise Fund

6. Employment Type:

☒ Full-Time: # of hours/week: _____ ☐ Part-Time: # of hours/week: _____

☒ Permanent ☐ Temporary: expected end date (required) ____/____/____

7. Method of Fill:

☒ Promotion – To be Posted Internally from: ____/____/____ to ____/____/____

☒ New Hire ☐ Transfer – Please explain: _____

8. List the top three essential functions of this position:

1. Assist with the operations of the Town Clerk's Office
2. Administrative and customer service duties
3. Creates and maintains vital records and assists with elections

9. I have considered the following alternatives to filling this position:

There are no acceptable alternatives.

10. The alternatives are less desirable than new hire action for the following reasons:-continued on reverse side-

Sr Clerk Typist


Authorization To Hire Request Form

11. Suggested sources for specialized recruitment advertising: (other than local papers)

Human Resources will work closely with the department to post the position widely with recruiting websites and multiple targeted affinity group job boards, professional groups and diversity recruiting sites.

12. Please attach the current position description.

13. Signatures:

Department Head Signature: 	Date: <u>11/5/2021</u>
Human Resources Director: _____	Date: _____
Town Administrator: _____	Date: _____

14. Approvals:

Date on BOS Agenda: _____	Date Approved: _____
---------------------------	----------------------

15. Notes:



TOWN OF BROOKLINE
Massachusetts
DEPARTMENT OF PUBLIC WORKS

Erin Chute Gallentine
Commissioner

Memorandum

To: Select Board
From: Erin Gallentine, Commissioner of Public Works
Date: November 30, 2021
Re: **Authorization to Hire**
Cc: Melvin Kleckner, Town Administrator
Melissa Goff, Deputy Town Administrator
Ann Hess Braga, Director of Human Resources

For your meeting on December 7, 2021, I respectfully submit for your review and approval, request for authorization to hire the following position within the Department of Public Works:

Parks and Open Space Division
Park Maintenance Craftsperson

Authorization to Hire

The Department of Public Works respectfully submits for your review and approval the attached Authorization to Hire Request form and associated position description for the Park Maintenance Craftsperson position within the Parks and Open Space Division. This position is a skilled craftsperson and labor position that requires a Class B Commercial Operator's license.

The Park Maintenance Craftsperson is critical to the continued efficient, effective and proactive maintenance and management of the Town's parks and open spaces. It is also an essential position for the Town's snow and ice operations.

Please see attached position description for more information.



Town of Brookline

Massachusetts

Authorization To Hire Request Form

1. Position **TITLE**: _____ Grade: _____

2. Department: _____ Division: _____

3. Position Control #: _____ Prior Incumbent: _____

a. Reason for Leaving: _____

4. Budgetary Information:

Department Code: ____ Budget Code: _____ % _____

☐ Grant Funded-Name of Grant: _____ ☐ Revolving Fund ☐ Enterprise Fund

6. Employment Type:

☐ Full-Time: # of hours/week: _____ ☐ Part-Time: # of hours/week: _____

☐ Permanent ☐ Temporary: expected end date (required) ____/____/____

7. Method of Fill:

☐ Promotion – To be Posted Internally from: ____/____/____ to ____/____/____

☐ New Hire ☐ Transfer – Please explain: _____

8. List the top three essential functions of this position:

1. _____

–

2. _____

–

3. _____

–

9. I have considered the following alternatives to filling this position:


10. The alternatives are less desirable than new hire action for the following reasons:-continued on reverse side-

Authorization To Hire Request Form

11. Suggested sources for specialized recruitment advertising: (other than local papers)

12. Please attach the current position description.

13. Signatures:

Department Head Signature:		Date:	11/30/21
Human Resources Director:		Date:	
Town Administrator:		Date:	

14. Approvals:

Date on BOS Agenda:		Date Approved:	
---------------------	--	----------------	--

15. Notes:

PARK MAINTENANCE CRAFTSPERSON

PRIMARY PURPOSE

Heavy equipment operation and manual labor relating to maintenance of parks, playgrounds, fields and other facilities; other related work, as required.

ESSENTIAL DUTIES AND RESPONSIBILITIES

The essential functions or duties listed below are illustrations of the various types of work performed. The omission of specific statements of duties does not exclude them from the position if the work is similar, related, or a logical assignment to the position.

Operate vehicles, including dump trucks, front-end loaders, backhoes, leaf collector, trucks and trailers, and other equipment; transport personnel and materials to and from job sites; conduct safety inspections of vehicles to ensure proper operation.

Perform a range of manual work, including mowing lawns and fields, rebuilding baseball diamonds; cleaning tennis courts, weeding fence lines, mulching playgrounds, and emptying barrels in parks.

Trim and prune trees and shrubs; make pathway improvements and repairs; perform light masonry work, carpentry and painting; rake; pick up trash and litter.

Perform field maintenance, such as overseeding with tractor or overseeder; paint lines for soccer, football, and lacrosse; roll and aerate fields; fill sand boxes; prepare pitcher's mounds; close and winterize fields; put up and dismantle nets and polls; clean courts of leaves and debris; store equipment.

May work at the skating rink to make and remove ice, paint ice surface, keep maintenance logs of ice making equipment, drive Zamboni machine to scrape, clean and make ice, and maintain equipment.

Plow snow, sand and shovel snow around public buildings; maintain power equipment, such as mowers and blowers, including lubrication and sharpening of blades.

Perform similar or related work as required, or as situation dictates.

SUPERVISION

Works under the direct supervision of the Zone Manager, following department rules, regulations and policies to complete assignments; the supervisor provides general and specific instructions; work is checked by the supervisor.

WORK ENVIRONMENT

Work is performed outside in field conditions; with exposure to constant loud noise and potential exposure to equipment with moving mechanical parts and traffic; work may be performed in adverse weather conditions, with exposure to hazards associated with trash pick-up, sanding and plowing, and use of heavy equipment. The workload is subject to seasonal fluctuations which can generally be anticipated. The employee responds to weather and other emergency situations.

The employee operates hand, power and pneumatic tools, light and heavy trucks and equipment.

The employee has contact with other DPW employees.

Errors could result in personal injury, injury to others, unsanitary conditions, poor public relations, delay or loss of service and damage to equipment.

RECOMMENDED MINIMUM QUALIFICATIONS

EDUCATION AND EXPERIENCE

High school diploma; two years of experience performing labor and driving heavy equipment and trucks

Brookline, Massachusetts

Park Maintenance Craftsman - Parks & Open Space Division

1

3.G.

and using light equipment; experience working on grounds maintenance projects, construction projects, and performing snow and ice removal; landscaping experience desirable; or an equivalent combination of education and experience.

ADDITIONAL REQUIREMENTS

Valid Commercial Driver's License, Class B

Valid MA Hoisting Engineer's License

KNOWLEDGE, ABILITY AND SKILL

Knowledge of equipment operation and maintenance, safety practices and work zone safety, labor practices and grounds maintenance activities; basic knowledge of landscaping.

Ability to drive and operate potentially dangerous equipment, assist other personnel on projects, lift heavy objects, read plans and diagrams, and recognize maintenance or repair needs of vehicles and equipment.

Equipment operation and driving skills.

PHYSICAL REQUIREMENTS

Strenuous physical effort is required. The employee is frequently required to use hands to operate equipment, walk, stand, sit, speak, hear, reach with hands and arms, crouch, crawl, stoop, climb, and continuously mount and dismount from a truck and lift or move items weighing up to 100 pounds. The employee is required to work in adverse weather conditions. Vision requirements include the ability to read routine documents and operate equipment and vehicles.

This job description does not constitute an employment agreement between the employer and employee, and is subject to change by the employer, as the needs of the employer and requirements of the job change.



TOWN OF BROOKLINE
Massachusetts
DEPARTMENT OF PUBLIC WORKS
 ENGINEERING & TRANSPORTATION DIVISION

Erin Chute Gallentine
 Commissioner

Robert T. King, P.E.
 Director

INTEROFFICE MEMORANDUM

To: Select Board, Town of Brookline

From: Robert King, PE, Director of Engineering & Transportation

Date: November 22, 2021

Re: PW/19-29 GATEWAY EAST TRANSPORTATION IMPROVEMENTS PROJECT
 Amendment to MassDOT Non-Participating Work Agreement #105364
 Extra Work Order #1 – \$3,354.28 for BHA Accessibility Features

Cc: Erin Chute Gallentine, Commissioner of Public Works

Ref: AMENDMENT CODING APPROVAL FORM

The Department of Public Works, Engineering and Transportation Division, is working to finalize Non-Participating Work at the Gateway East Transportation Improvements Project. Specifically those construction work items that are delineated as part of MassDOT Agreement #105364 for which the Town of Brookline is fully responsible for payment, originally totaling \$1,000,000.00.

Now that the project is complete (pending only a handful of minor punch list items), MassDOT informed Brookline that additional work was required to construct an ADA/MAAB compliant walkway from the new public sidewalk at Walnut St. to the Brookline Housing Authority's (BHA) senior housing residences facing the roadway, a necessary link to the Gateway East project's new and universally accessible pedestrian facilities. This additional cost exceeds the original agreement total of \$1M by \$3,354.28, or .3%.

In order to reconcile the Non-Participating agreement sum, and provide final payment, DPW would respectfully request that the Select Board approve an Extra Work Order for BHA accessibility features, and amend the Non-Participating Work Agreement #105364 in the amount of \$3,354.28 by increasing the total value to \$1,003,354.28. This additional expense is to be drawn from DPW Engineering's roadway monies programmed for Gateway East contingency funding (roadway) per the attached Contract Amendment Coding Approval Form.

Town Of Brookline

Contract Amendment Coding Approval Form

Department: Public Works/Engineering Division Prepared by: Bill SmithContract # and Name: PW/19-29 - MassDOT Gateway East Non-Participating Work Agreement No. 105364Vendor # and Name: 55219 - MDR Construction Co., Inc.Amendment: EWO#1 - Construction of ADA Accessible Walkway/Handrails at BHAPurchase Order #: 20100119-00Amount of Amendment: \$3,354.28

Purpose of Amendment:

Extra Work Order (EWO) #1 provides additional funding required to construct an ADA/MAAB compliant walkway and associated handrails from the new public sidewalk at Walnut St to the Brookline Housing Authority's senior housing residences facing the roadway, a necessary part of the Gateway East project's universally accessible pedestrian facilities.

Coding:

Org #	Org Name *	Acct #	Acct Name	Amount
4921K058	DPW CIP	6H0026	Roadway / Gateway East	\$3,354.28

* For "K" or "C" accounts, please call it "CIP", preceded by your Dept (e.g., 4909K001 would be "DPW CIP").

Department Head: [Signature]Date: 11/18/21

Comptroller Approval of Coding and Funds Availability

Funds Available/Codes Correct: [Signature]

Comptroller

11/18/21

Date Approved by Comptroller

Complies with Appropriate Procurement Law: [Signature]
(MGL ch 149, ch 30 30 30M, or ch 30B)

Purchasing

Date Approved by Purchasing 11/18/21

One Day Temporary Alcohol license

Applicant: Karen Hasenfus
DBA: Larz Anderson Auto Museum
Location: 15 Newton Street

Application Details:

A Temporary Wine and Malt Beverages Non-Sales License to The Larz Anderson Auto Museum to be held on December 14, 2021 for Luncheon Presentation 11:30PM – 3:00PM at 15 Newton Street. 50 people expected to attend.

Report:

Police Department (Approved)



MARK P. MORGAN
ACTING CHIEF OF POLICE

BROOKLINE POLICE DEPARTMENT

Brookline, Massachusetts

TO: Acting Chief Mark P. Morgan

FROM: Lt. Michael P. Murphy #31

DATE: 3 December 2021

RE: Temporary Wine and Malt Beverage – One Day Permit – Non-Sales – 12/14/2021
Larz Anderson Auto Museum

Sir,

The Larz Anderson Auto Museum, through Operations and Events Manager Karen Hasenfus, has applied for a Section 14 One Day Permit for Wine and Malt Beverages for a luncheon presentation to be held on Tuesday, December 14th, 2021, from 11:30 AM to 3:00 PM.

Ms. Karen Hasenfus and/or Ms. Sylvia Passley-Harris will be the responsible managers on site for this event and will ensure compliance with all applicable federal, state, and local laws, regulations, ordinances, and any conditions on the permit, as well as previously discussed conditions.

The event is not open to the public, no admission fee will be charged, and guests will not be charged for alcoholic beverages. Organizers are expecting no more than 50 guests to attend. A Crowd Manager Certificate has been submitted.

All alcoholic beverages at this event will be served by bartenders provided by Johnny Burke Catering, (617) 312-1408, who employs certified Tips bartenders. The caterer has submitted a copy of their bartender certification in the safe service of alcohol. A copy of caterer's Certificate of Liability Insurance specifically naming the Town of Brookline as a holder of the certificate has been submitted.

A uniformed police detail officer will be assigned to provide security and to manage traffic issues if they arise. Detail Sgt. Heavey was notified of the application.

I see no reason to oppose this application.

Respectfully submitted,
Lt. Michael P. Murphy #31



3.I.

OFFICE OF THE SELECT BOARD

MEMORANDUM

TO: Mark Morgan, Acting Chief of Police
FROM: Melvin Kleckner, Town Administrator
RE: Temporary - One Day Alcohol License
DATE: November 30, 2021

May we please have a report on the attached request for:

A Temporary **Wine and Malt** Beverages Non-Sales License to The Larz Anderson Auto Museum to be held on December 14, 2021 for Luncheon Presentation 11:30PM – 3:00PM at 15 Newton Street. 50 people expected to attend.

This application will go before the Board on **December 7, 2021**. May we please have the report no later than **December 3, 2021**.

Thank you.

TOWN OF BROOKLINE
APPLICATION FOR A PERMIT TO SERVE ALCOHOLIC BEVERAGES ON
TOWN PROPERTY (NON SALES /WINE & BEER ONLY)

Date November 29, 2021

I hereby make application for a PERMIT TO SERVE ALCOHOLIC BEVERAGES ON TOWN PROPERTY at a

Luncheon Presentation
 (state whether a meeting, banquet, concert, picnic, wedding, etc.)

Which is to be held at the Larz Anderson Auto Museum
 (Name of Person or Organization)

15 Newton Street, Brookline MA 02445
 (Address of Person or Organization)

On the 14th day of December, 2021

Between the hours of 11:30 AM—3:00 PM at the following described Town property:

The Larz Anderson Auto Museum

If the applicant is an organization, complete name and address of the organization's officers:

Name: Northrup Knox Title: President Address: 699 High Street Dedham

Name: William Keeney Title: Vice President Address: 2221 Washington St. Newton

Name: Mark Daniel Title: Treasure Address: 35 Priscilla Lane Quincy

NOTE: If the answer to Questions 4, 5, 6 or 7 is yes, you do not qualify for a non-sales permit and you should seek instead a special license to sell alcohol.

1) How many cases or barrels, etc. of each type of alcoholic beverage will be made available to guests?

2 cases wine only

2) What is the maximum number of people to attend? 50

3) What is the age group of people to attend? 70

4) Are you charging an admission fee? NO

5) Are you charging for alcoholic beverages? NO

6) Is the event open to the public? NO

7) Are tickets to the event available for purchase? NO

3.I.

8) How will alcoholic beverages be dispensed or served and by whom? Please state the names, addresses of all person(s) serving alcoholic beverages.

Bartender will be provided Johnny Burke Catering (617.312.1408)

9) State whether or not the person(s) dispensing or serving alcohol received TIPS certification or equivalent safe-service of alcohol training and the date(s) of any such certification or training and attach documentation pertaining to such certification or training:

Bartenders are all certified and insured

10) If any attending are under age 21, what method will be used to check ID and what procedures will be followed to make certain that those under age 21 are not served and are not allowed to consume alcoholic beverages?

Bartenders will check ID's

11) Will a police detail or other types of security be provided? YES

If "YES" what type and how many? Brookline Police detail

12) Please state the name, address, age and 24-hour contact information of the individual (who must be at least 21 years of age) who will be physically present at the event and who will ensure compliance with all applicable federal, state and local laws, regulations, ordinances and any conditions on the permit and who will ensure the maintenance of order and decorum:

Sylvia Passley Harris	Clyde St.	Brookline MA	05/26/1955
Karen Hasenfus	74 Main Street	Medfield MA	09/29/1954
(Name)	(Address)		(Date of Birth)

Telephone number: (617) 522-6547 (617) 283-7265

Email Address: khasenfus@larzanderson.org feonapassley@hotmail.com

This application must be accompanied by proof that the applicant has secured, and there is in effect during the period of time for which the permit is sought, a general liability policy naming the Town as the additional insured or if the general liability policy exempts alcohol related incidents or occurrences a liquor liability policy naming the Town as an additional insured.

By signing this application, the applicant absolves the Town and its officials, officers, employees, agents and representatives from all liability in connection with the applicant's use of Town property. By signing this application, the applicant agrees to indemnify the Town for any damage to the Town's personal and real property resulting from the applicant's use of Town property and agrees to indemnify the Town for any expenses the Town incurs in restoring Town property to its condition prior to use (in excess of any routine cleaning and maintenance service the Town would ordinarily have performed irrespective of the use.



Signature

Karen H Hasenfus

Name Printed

Operations and Events Manager

Title (if on the behalf of an Organization)

15 Newton St. Brookline MA 02445

Address

(617) 522-6547

Telephone number(s)

khasenfus@larzanderson.org

Email address(es)



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/19/21

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Everett & Sons Ins. Agency 76 Weston Street Waltham, MA 02453	CONTACT NAME: PHONE (A/C, No, Ext): 781-893-0885 FAX (A/C, No): 781-893-1489 E-MAIL ADDRESS: ADDRESS: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 80%;">INSURER(S) AFFORDING COVERAGE</th> <th style="width: 20%;">NAIC #</th> </tr> <tr> <td>INSURER A : Nautilus Insurance Company</td> <td></td> </tr> <tr> <td>INSURER B : Hospitality Mutual</td> <td></td> </tr> <tr> <td>INSURER C :</td> <td></td> </tr> <tr> <td>INSURER D :</td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Nautilus Insurance Company		INSURER B : Hospitality Mutual		INSURER C :		INSURER D :		INSURER E :		INSURER F :	
INSURER(S) AFFORDING COVERAGE	NAIC #														
INSURER A : Nautilus Insurance Company															
INSURER B : Hospitality Mutual															
INSURER C :															
INSURER D :															
INSURER E :															
INSURER F :															
INSURED Stork Meals LLC Attn: John Burke 168 Spring St West Roxbury, MA 02132															

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:	Y		NN1040559	11/11/21	11/11/22	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED \$ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y/N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
B	Liquor Liability	Y		QCP0002759	12/06/21	12/06/22	Each Occurrence 1,000,000 General Aggregate 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Catering Services

For an event to take place at the Larz Anderson Auto Museum on Tuesday, December 14, 2021

CERTIFICATE HOLDER

CANCELLATION

TOWN OF BROOKLINE
 333 WASHINGTON STREET
 BROOKLINE, MA 02445

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

CURT EVERETT JR

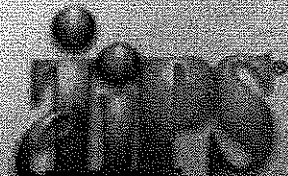
Certificate of Completion

This Certificate of Completion of
eTIPS Concessions 3.0
For coursework completed on September 2, 2021
provided by Health Communications, Inc.
is hereby granted to:

Crista Graves

Certification to be sent to:

Johnny Burke Catering
35 Waterston Ave Apt 17
Quincy MA, 02170-3402 USA



5.A.



TOWN OF BROOKLINE

Massachusetts

DEPARTMENT OF PUBLIC WORKS

November 29, 2021

Erin Chute Gallentine
Commissioner

Select Board
Town Hall
Brookline, MA 02445

RE: Petition for conduit location

Dear Select Board Members,

Enclosed you will find a petition of NStar Electric d/b/a Eversource Energy (Eversource) that requires action by your Board.

Eversource is requesting the location for conduit in Independence Drive to provide a new underground electric service for a new customer.

Statutory seven day notices have been sent to the abutting property owners for a hearing that has been scheduled for December 7, 2021 at approximately 6:30 PM.

Very truly yours,

Erin Gallentine
Commissioner of Public Works

Enc.

5.A.

**PETITION OF NSTAR ELECTRIC D/B/A EVERSOURCE ENERGY COMPANY
FOR LOCATION FOR CONDUITS AND MANHOLES**

To the **BOARD OF SELECTMAN** of the Town of **Brookline**, Massachusetts:

Respectfully represents NSTAR ELECTRIC COMPANY D/B/A EVERSOURCE ENERGY, a company incorporated for the transmission of electricity for lighting, heating or power, that it desires to construct a line for such transmission under the public way or ways hereinafter specified.

WHEREFORE, your petitioner prays that, after due notice and hearing as provided by law, the Board may by Order grant to your petitioner permission to construct, and a location for, such a line of conduits and manholes with the necessary wires and cables therein, said conduits and manholes to be located, substantially as shown on the plan made by **T. Thibault** dated **September 24, 2021**, and filed herewith, under the following public way or ways of said Town:

Independence Drive - Northwesterly approximately 280 southwest of Gerry Road
install a distance of 50 feet of conduit from manhole MH#20611.

Work Order #6208866

NSTAR ELECTRIC COMPANY D/B/A EVERSOURCE ENERGY

X *Kelly-Ann Correia*

Kelly-Ann Correia

Supervisor, Rights & Permit Department

22nd st day of **October 2021**.

Town of **Brookline**, Massachusetts

Received and filed _____

5.A.

Town of Brookline, Massachusetts Project Information for Grant of Location Request

Utility Company Eversource Energy

Work Order Number 6208866 Petition Date 10/22/2021

Street Independence Road @ Gerry Rd Extents Brookline, Chestnut Hill

Project Description Eversource Energy to Install 50' of 4-5" PVC EB Conduit.

Estimated Start Date October 2021 Expected Duration November 2021

Days and Hours of Work 9:00am to 3:00pm

Noise By-Law Waiver (required for work between 7PM-7AM) yes ☒ no

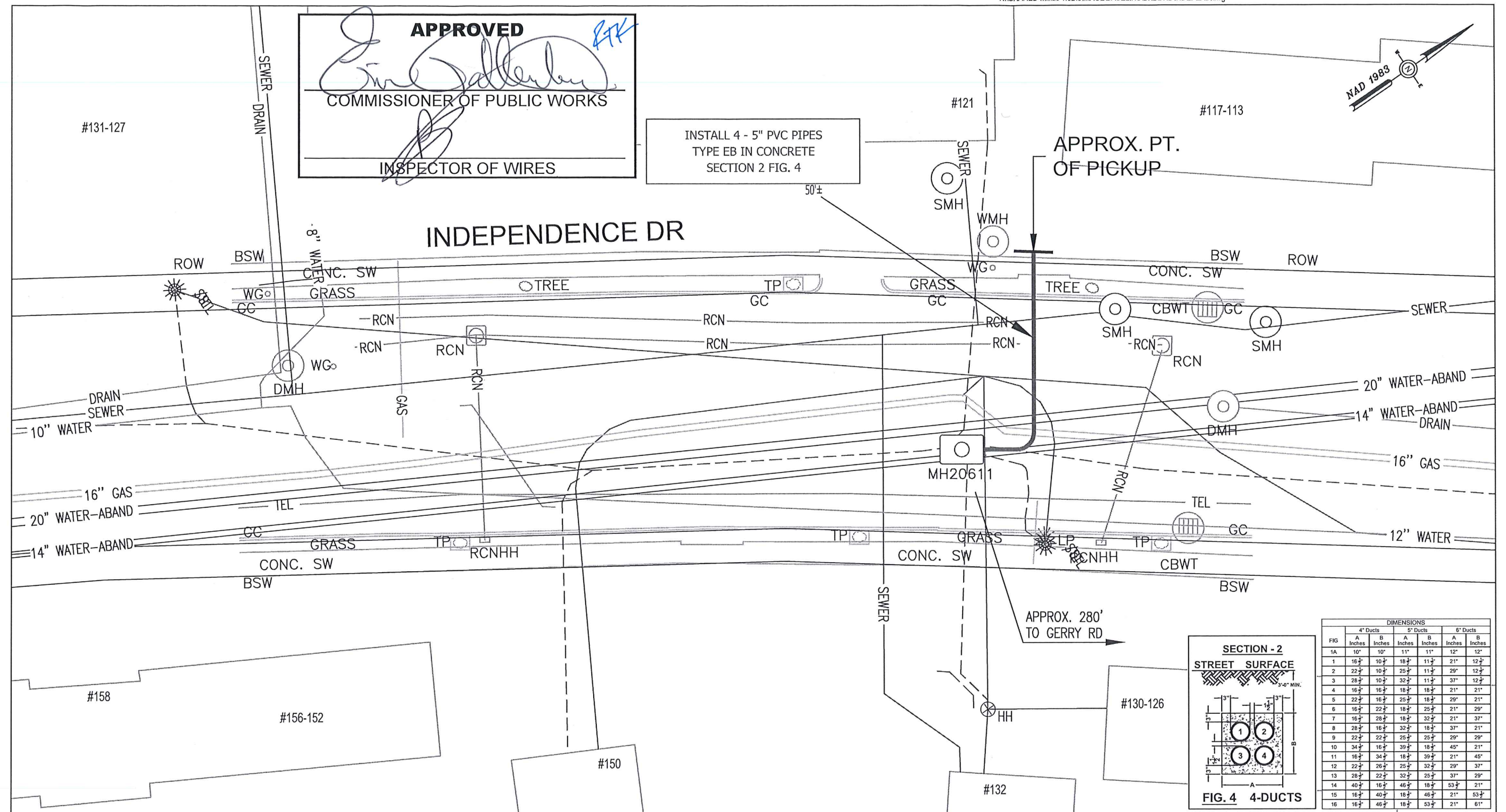
Road Closures yes ☒ If yes, describe the location, timing, duration, and whether abutters will have access during road closures. _____

Parking Restrictions yes ☒ no If yes, describe the location and estimated number of spaces affected and the timing and duration of parking restrictions. No Metered Parking, but will affect 4 non-metered on street Parking Spaces

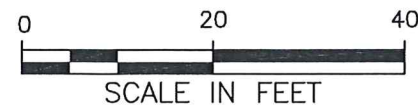
Resident Access Restrictions yes ☒ no If yes, describe the residents affected, and the timing and duration of access restrictions. _____

Service Interruptions yes ☒ no If yes, describe the customers affected and the timing and duration of service interruptions. _____

Service Replacements yes ☒ no If yes, describe the customers affected and whether the service replacements are underground or overhead. _____



NOTE:
ALL TRENCHES PARALLEL TO AND WITHIN
5 FEET OF THE CURB LINE SHALL HAVE
THE PAVEMENT RESTORED FROM THE OUTER
LINE OF THE TRENCH TO THE CURB LINE



BY YOUR USE OF THE INFORMATION CONTAINED IN THIS MAP, YOU AGREE THAT NO WARRANTY OF ANY
KIND, EXPRESS OR IMPLIED, IS GIVEN WITH RESPECT TO THE INFORMATION. NEITHER NSTAR ELECTRIC
COMPANY, NSTAR GAS COMPANY NOR ITS PARENTS, AFFILIATES, OFFICERS, DIRECTORS, SHAREHOLDERS,
EMPLOYEES OR AGENTS (COLLECTIVELY THE "NSTAR ENTITIES") SHALL BE LIABLE FOR ANY LOSS OR
INJURY CAUSED IN WHOLE OR IN PART BY USE OF THIS INFORMATION OR IN RELIANCE UPON IT. TO
THE MAXIMUM EXTENT ALLOWED BY LAW, YOU AGREE BY YOUR ACCEPTANCE OF THE INFORMATION TO
RELEASE, INDEMNIFY AND HOLD THE NSTAR ENTITIES HARMLESS FROM ANY SUCH LOSS OR INJURY.

MASS. LAW

REQUIRES 72 HOURS ADVANCE NOTICE TO UTILITY COMPANIES
BEFORE DIGGING BY ANYONE. CALL DIG-SAFE 1-888-344-7233

C# 146-21
Ward #
Work Order # 6208866
Surveyed by: SJ/GR
Research by: JC
Plotted by: TL
Proposed Structures: TL
Approved: T THIBAUT
P#

NSTAR EVERSOURCE
ELECTRIC d/b/a

1165 MASSACHUSETTS AVE. DORCHESTER, MASS. 02125

Plan of INDEPENDENCE DR

BROOKLINE

Showing PROPOSED CONDUIT LOCATION

Scale 1"=20'

Date SEPTEMBER 24, 2021

SHEET 1 of 1

FIG	4" Ducts		5" Ducts		6" Ducts	
	A Inches	B Inches	A Inches	B Inches	A Inches	B Inches
1A	10"	10"	11"	11"	12"	12"
1	16 1/2"	10 1/2"	18 1/2"	11 1/2"	21"	12 1/2"
2	22 1/2"	10 1/2"	25 1/2"	11 1/2"	29"	12 1/2"
3	28 1/2"	10 1/2"	32 1/2"	11 1/2"	37"	12 1/2"
4	16 1/2"	16 1/2"	18 1/2"	18 1/2"	21"	21"
5	22 1/2"	16 1/2"	25 1/2"	18 1/2"	29"	21"
6	16 1/2"	22 1/2"	18 1/2"	25 1/2"	21"	29"
7	16 1/2"	28 1/2"	18 1/2"	32 1/2"	21"	37"
8	28 1/2"	16 1/2"	32 1/2"	18 1/2"	37"	21"
9	22 1/2"	22 1/2"	25 1/2"	25 1/2"	29"	29"
10	34 1/2"	16 1/2"	39 1/2"	18 1/2"	45"	21"
11	16 1/2"	34 1/2"	18 1/2"	39 1/2"	21"	45"
12	22 1/2"	26 1/2"	25 1/2"	32 1/2"	29"	37"
13	28 1/2"	22 1/2"	32 1/2"	25 1/2"	37"	29"
14	40 1/2"	16 1/2"	46 1/2"	18 1/2"	53 1/2"	21"
15	16 1/2"	40 1/2"	18 1/2"	46 1/2"	21"	53 1/2"
16	16 1/2"	46 1/2"	18 1/2"	53 1/2"	21"	61"

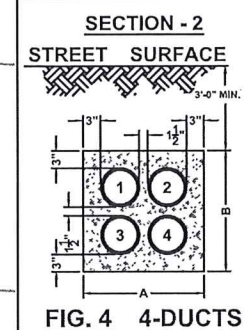
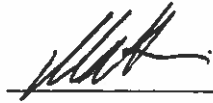


FIG. 4 4-DUCTS

Gas Leak Investigation

Utility requesting Grant of Location: EVERSOURCELocation of investigation: INDEPENDENCE DR – SEE ATTACHED PLAN DATED 9/24/21Date of investigation: 11-9-2021Gas leak within project limits or abutting street (yes/no). If yes, grade and location of gas leak(s). Grade 3 leak Located between 158 & 130 Independence Ave.

Anticipated date of repair if required _____



Authorized Nationalgrid Representative

11-9-2021

Date

Please return to: Karen Hersey, PE

Engineering/Transportation Division

333 Washington Street

Brookline, MA 02445

ORDER FOR LOCATION FOR CONDUITS AND MANHOLES**Town of Brookline, Massachusetts, December 7, 2021**

WHEREAS, **NStar Electric Company d/b/a Eversource Energy** has petitioned for permission to construct a line for the transmission of electricity for lighting, heating or power under the public way or ways of the Town hereinafter specified, and notice has been given and a hearing held on said petition as provided by law.

It is ORDERED that **NStar Electric Company d/b/a Eversource Energy** be and hereby is granted permission to construct, and a location for, such a line of conduits and manholes with the necessary wires and cables therein under the following public way or ways of said Town:

Independence Drive – conduit running northwesterly from existing manhole# MH20611 approximately 280 feet southwest of Gerry Road a distance of about 50 feet W.O.# 6208866

Substantially as shown on a plan made by **T. Thibault** dated **September 24, 2021**, on file with said petition.

All construction work under this Order shall be in accordance with the following conditions:

1. The conduits and manholes shall be of such material and construction and all work done in such manner as to be satisfactory to the Board of Selectmen or to such officers as it may appoint to the supervision of the work, and a plan showing the location of conduits constructed shall be filed with the Town when the work is completed.
2. In every underground main line conduit constructed by said Company hereunder, said Company shall install one separate conduit for the exclusive use of the Town in accordance with technical specifications for such separate conduit developed by the Town. Said Company shall maintain said separate Town conduit free of charge.
3. Said Company shall indemnify and save the Town harmless against all damages, costs and expense whatsoever to which the Town may be subjected in consequence of the acts or neglect of said Company, its agents or servants, or in any manner arising from the rights and privileges granted it by the Town.
4. In addition, said Company shall, before a public way is disturbed for the laying of its wire or conduits, execute its bond in a penal sum of Five Thousand Dollars (\$5,000) (reference being made to the bond already on file with said Town) conditioned for the faithful performance of its duties under this permit.
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CERTIFICATE

We hereby certify that the foregoing Order was adopted after due notice and a public hearing as prescribed by Section 22 of Chapter 166 of the General Laws (Ter. Ed.), and any additions thereto or amendments thereof, to wit: - after written notice of the time and place of the hearing mailed at least seven days prior to the date of the hearing by the Selectmen to all owners of real estate abutting upon that part of the way or ways upon, along or across which the line is to be constructed under said Order, as determined by the last preceding assessment for taxation, and a public hearing held on **December 7, 2021**, at the Town Hall in said Town.

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Attest: _____
Clerk of the Town of Brookline, Massachusetts

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 Clerk of the Town of Brookline, Massachusetts

TOWN OF BROOKLINE

PUBLIC HEARING

In conformity with the requirements of Section 22 of Chapter 166 of the General Laws (Ter. Ed.) you are hereby notified that a public hearing will be held with remote participation via Zoom on **December 7, 2021 at approximately 6:30 PM** upon the petition of **NStar Electric Company d/b/a Eversource Energy** for permission to construct, and a location for, such a line of conduits and manholes with the necessary cables therein under the following public way:

Independence Drive – conduit running northwesterly from existing manhole# MH20611 approximately 280 feet southwest of Gerry Road a distance of about 50 feet

Registration information is provided below and at www.brooklinema.gov/calendar under the December 7, 2021 Select Board meeting details where a live link is available.

https://brooklinema.zoomgov.com/webinar/register/WN_ob2loQDBQDe4plRSc6Skqw

Dial in by phone: +1 646 828 7666

Webinar ID: 161 618 7778

After registering, you will receive a confirmation email containing information about joining the webinar.

SELECT BOARD

By: Melvin A. Kleckner
Town Administrator

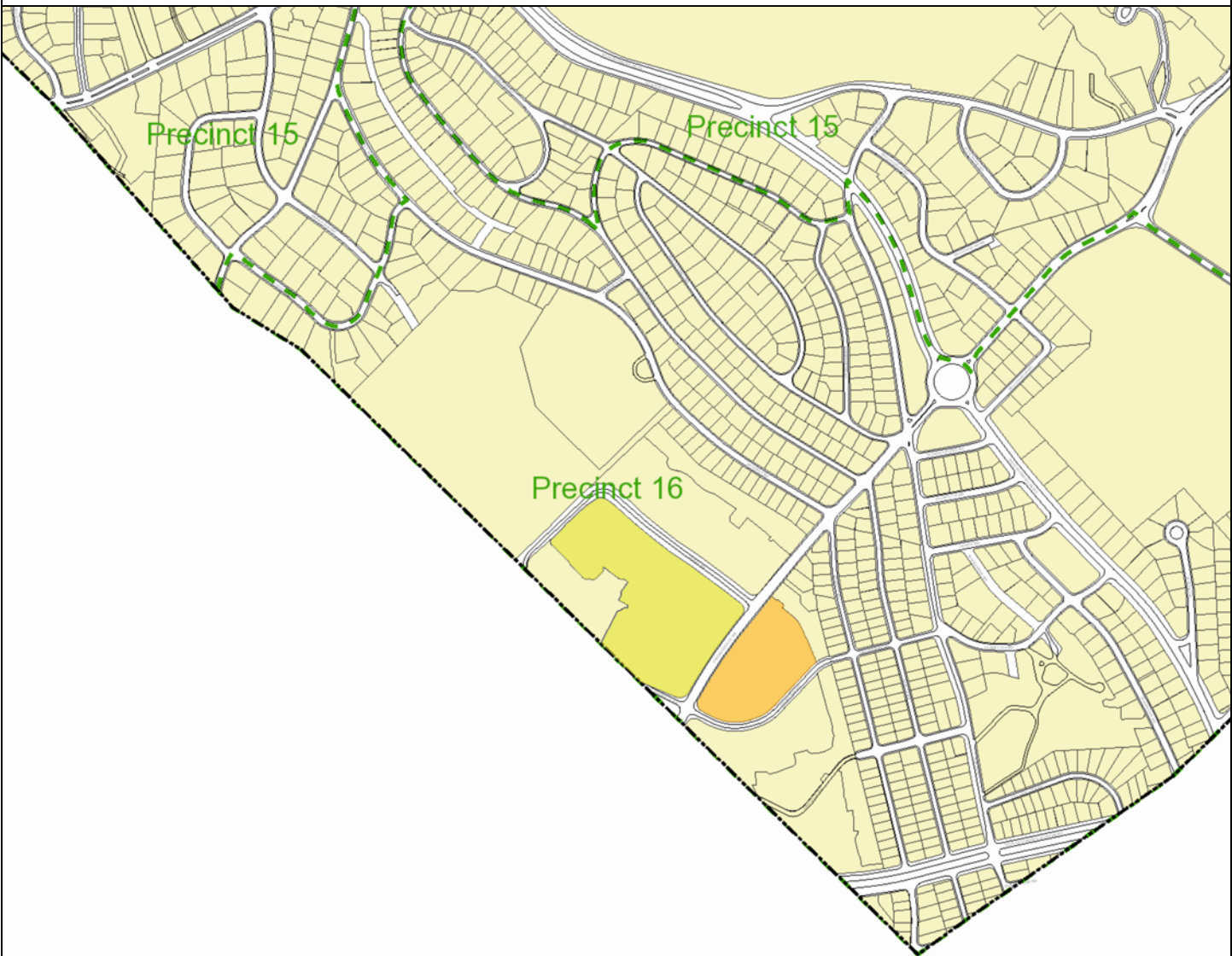
NStar Electric Company d/b/a
Eversource Energy

1165 Massachusetts Avenue - MA12
Dorchester, MA 02125
Attn: Kelly Ann Correia

Department of Public Works:
Engineering Division
Highway Division

Building Department:
Inspector of Wires

Town of Brookline

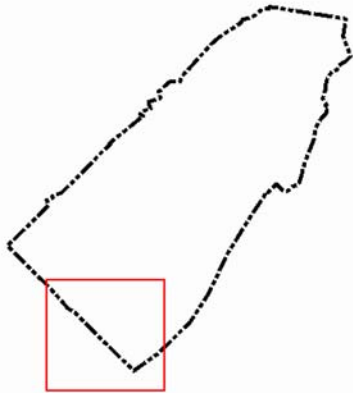


0 909
feet

Property ID 388B0100
Address 101 INDEPENDENCE
Owner BR 676 LLC,



Disclaimer: The information shown on this map is from the Brookline Geographic Information System (GIS) Database. The Town of Brookline makes no claims, no representations, and no warranties, express or implied, concerning the validity (express or implied), the reliability, or the accuracy of the GIS data and GIS data products furnished by the Town, including the implied validity of any uses of such data.
This application is intended for reference only. For certified parcel information please contact the Town of Brookline Assessors Office.



5.A.

Name1	Name2	MailingAddress	MailingCity
HV 676 LLC,	C/O CHESTNUT HILL REALTY CORP,	300 INDEPENDENCE DR	CHESTNUT HILL, MA 02467
Timothy Sullivan		318 Allandale Road	Brookline, MA 02467
Julie Jette		93 Payson Road	Brookline, MA 02467
Saralynn Allaire		157 Bellingham Road	Brookline, MA 02467
Nathan Shpritz		44 Payson Road	Brookline, MA 02467
:Laura Baines-Walsh		59 Woodcliff Road	Brookline, MA 02467
Stephen Chiumenti		262 Russett Road	Brookline, MA 02467
William Pu		249 Beverly Road	Brookline, MA 02467
Scott Gladstone		383 Russett Road	Brookline, MA 02467
Regina Frawley		366 Russett Road	Brookline, MA 02467
Alisa Jonas		333 Russett Road	Brookline, MA 02467
Judith Leichtner		121 Beverly Road	Brookline, MA 02467
Michael Harrington		135 Beverly Road	Brookline, MA 02467
Carolyn Thall		66 Beverly Road	Brookline, MA 02467
Adrienne Bowman		416 VFW Parkway	Brookline, MA 02467
Puja Mehta		26 Intervale Road	Brookline, MA 02467



TOWN OF BROOKLINE

Massachusetts

DEPARTMENT OF PUBLIC WORKS

November 29, 2021

Erin Chute Gallentine
Commissioner

Select Board
Town Hall
Brookline, MA 02445

RE: Petition for conduit location

Dear Select Board Members,

Enclosed you will find a petition of Verizon New England, Inc. (Verizon) that requires action by your Board.

Verizon is requesting the location for conduit in Pleasant Street to provide new services.

Statutory seven day notices have been sent to the abutting property owners for a hearing that has been scheduled for December 7, 2021 at approximately 6:30 PM.

Very truly yours,

Erin Gallentine
Commissioner of Public Works

Enc.

PETITION FOR CONDUIT LOCATION

To the **Select Board**

In **BROOKLINE**, Massachusetts

VERIZON NEW ENGLAND INC. request permission to lay and maintain underground conduits, with the wires and cables to be placed therein, under the surface of the following public way or ways:

Pleasant Street:

Place one new two-inch (2") conduit approximately 45' southwesterly from existing manhole, MH38/319, which is situated on the easterly side of Pleasant St, to a new handhole situated on the westerly side of Pleasant Street.

This petition is necessary to provide new services.

Also for permission to lay and maintain underground conduits, manholes, cables and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as it may desire for distributing purposes.

Plan marked-VZ N.E. Inc. No. **1A4VE0Q** dated **October 22, 2021** showing location of conduit to be constructed is filed herewith.

VERIZON NEW ENGLAND INC.

By Karen Levesque
Karen Levesque
Manager - Rights of Way

Dated this 22nd day of October, 2021.

6.A.

Town of Brookline, Massachusetts Project Information for Grant of Location Request

Utility Company Verizon New England Inc.

Work Order Number 1A4VE0Q Petition Date 10/22/2021

Street _____ Extents _____

Pleasant St at Adams and Dummer St _____

Project Description Place one new two-inch (2") conduit approximately 45' southwesterly from existing manhole, MH38/319, which is situated on the easterly side of Pleasant St, to a new handhole situated on the westerly side of Pleasant Street.

Estimated Start Date within 30 days of obtaining permit Expected Duration 3 days

Days and Hours of Work Weekdays 7:30am-3:30pm

Noise By-Law Waiver (required for work between 7PM-7AM) yes ☒ no

Road Closures yes ☒ If yes, describe the location, timing, duration, and whether abutters will have access during road closures. _____

Parking Restrictions yes ☒ If yes, describe the location and estimated number of spaces affected and the timing and duration of parking restrictions. _____

Resident Access Restrictions yes ☒ If yes, describe the residents affected, and the timing and duration of access restrictions. _____

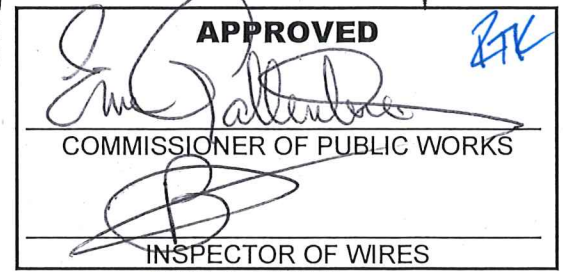
Service Interruptions yes ☒ If yes, describe the customers affected and the timing and duration of service interruptions. _____

Service Replacements yes ☒ If yes, describe the customers affected and whether the service replacements are underground or overhead. _____

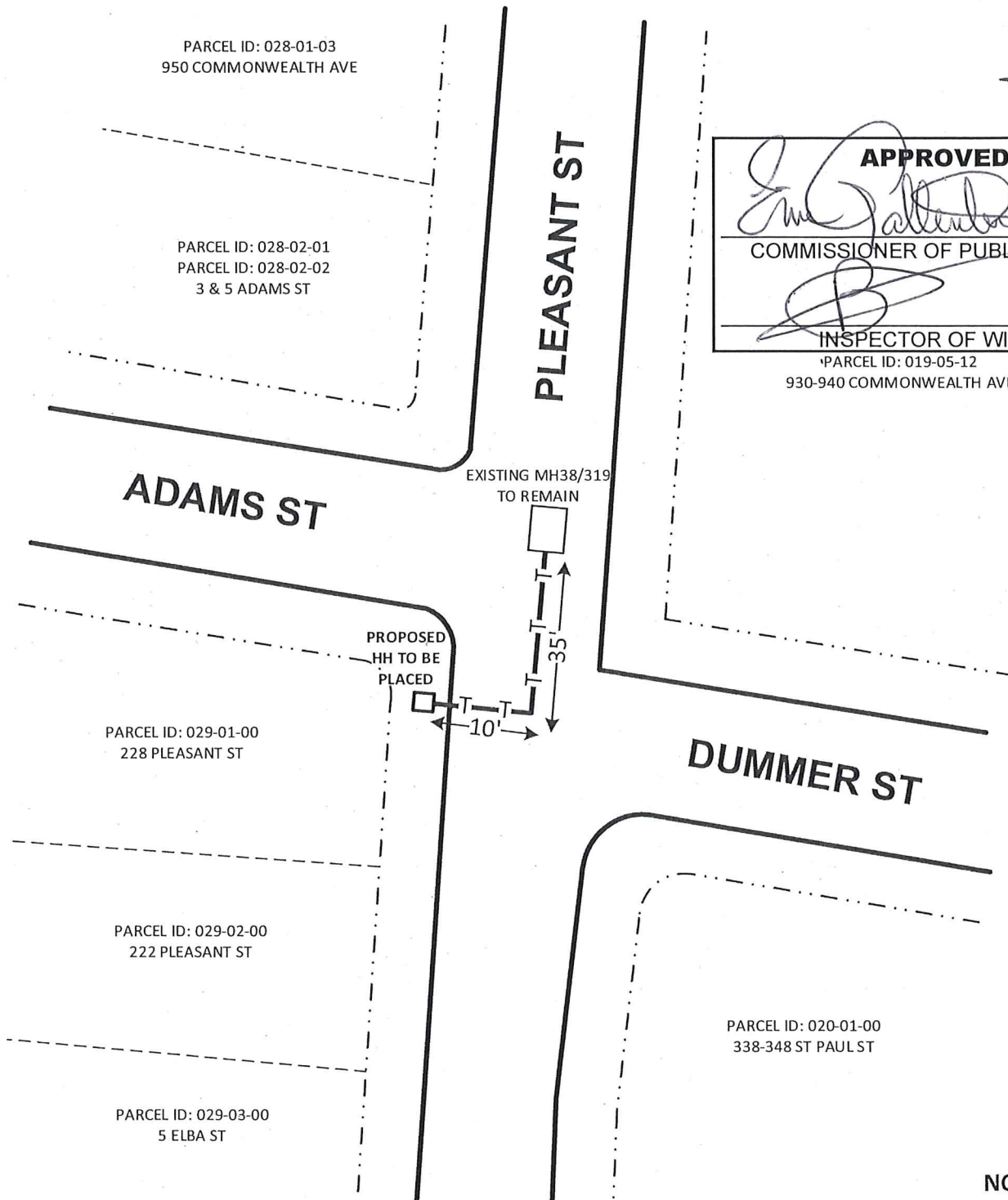
MUNICIPALITY BROOKLINE VZ N.E. Inc. No. 1A4VE0Q

VERIZON NEW ENGLAND INC. DATE: OCTOBER 22, 2021

SHOWING PROPOSED INSTALLATION OF CONDUIT ON PLEASANT STREET



PARCEL ID: 019-05-12
930-940 COMMONWEALTH AVE



NOT TO SCALE

LEGEND

- PROPERTY LINE
- EDGE OF PAVEMENT
- - - - - EDGE OF ROADWAY

- PROPOSED HANDHOLE TO BE PLACED
- EXISTING MANHOLE TO REMAIN
- T-T- PROPOSED CONDUIT TO BE INSTALLED

Gas Leak Investigation

Utility requesting Grant of Location: VERIZON

Location of investigation: PLEASANT ST – SEE ATTACHED PLAN DATED 10/22/21

Date of investigation: 11.01.2021

Gas leak within project limits or abutting street (yes/no). If yes, grade and location of gas leak(s). _____

Anticipated date of repair if required _____



Authorized Nationalgrid Representative

11.01.2021

Date

Please return to: Karen Hersey, PE

Engineering/Transportation Division

333 Washington Street

Brookline, MA 02445

ORDER FOR LOCATION FOR CONDUITS AND MANHOLES**Town of Brookline, Massachusetts, December 7, 2021**

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It is ORDERED that **Verizon New England, Inc.** be and hereby is granted permission to construct, and a location for, such a line of conduits and manholes with the necessary wires and cables therein under the following public way or ways of said Town:

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CERTIFICATE

I hereby certify that the foregoing are true copies of the Order of the Board of Selectmen of the Town of Brookline Massachusetts, duly adopted on **December 7, 2021**, and recorded with the records of location Orders of said Town, Book _____, Page _____, and of the certificate of notice of hearing thereon required by Section 22 of Chapter 166 of the General Laws (Ter. Ed.), and any additions thereto or amendments thereof, as the same appear of record.

Attest: _____
Clerk of the Town of Brookline, Massachusetts

ORDER FOR LOCATION FOR CONDUITS AND MANHOLES**Town of Brookline, Massachusetts, December 7, 2021**

WHEREAS, **Verizon New England, Inc.** has petitioned for permission to lay and maintain underground conduits and manholes for the distribution of telecommunications services under the public way or ways of the Town hereinafter specified, and notice has been given and a hearing held on said petition as provided by law.

It is ORDERED that **Verizon New England, Inc.** be and hereby is granted permission to construct, and a location for, such a line of conduits and manholes with the necessary wires and cables therein under the following public way or ways of said Town:

Pleasant Street – conduit running southerly from existing manhole# MH38/319 near the intersection with Adams Street a distance of about 35 feet thence turning and running westerly a distance of about 10 feet **Job# 1A4VE0Q**

Substantially as shown on a plan made by **Verizon** dated **October 22, 2021**, on file with said petition.

All construction work under this Order shall be in accordance with the following conditions:

1. The conduits and manholes shall be of such material and construction and all work done in such manner as to be satisfactory to the Board of Selectmen or to such officers as it may appoint to the supervision of the work, and a plan showing the location of conduits constructed shall be filed with the Town when the work is completed.
2. In every underground main line conduit constructed by said Company hereunder, said Company shall install one separate conduit for the exclusive use of the Town in accordance with technical specifications for such separate conduit developed by the Town. Said Company shall maintain said separate Town conduit free of charge.
3. Said Company shall indemnify and save the Town harmless against all damages, costs and expense whatsoever to which the Town may be subjected in consequence of the acts or neglect of said Company, its agents or servants, or in any manner arising from the rights and privileges granted it by the Town.
4. In addition, said Company shall, before a public way is disturbed for the laying of its wire or conduits, execute its bond in a penal sum of Five Thousand Dollars (\$5,000) (reference being made to the bond already on file with said Town) conditioned for the faithful performance of its duties under this permit.
5. Said Company shall comply with the requirements of existing by-laws, as well as regulations of the Town and requirements of by-laws and regulations of the Town as may hereafter be adopted by the Town governing the construction, installation, maintenance and use of conduits and wires, so far as the same are not inconsistent with the laws of the Commonwealth.
6. The grant-of-location hereunder is for the sole use and occupation of said Company hereunder. No other company or entity may utilize said grant-of-location at any time. Any other company or entity must apply to the Board of Selectmen, in writing, for a grant-of-location, pursuant to Town regulations and by-laws.

1 _____	
2 _____	Select Board
3 _____	Members of the
4 _____	Town of Brookline
5 _____	

CERTIFICATE

We hereby certify that the foregoing Order was adopted after due notice and a public hearing as prescribed by Section 22 of Chapter 166 of the General Laws (Ter. Ed.), and any additions thereto or amendments thereof, to wit: - after written notice of the time and place of the hearing mailed at least seven days prior to the date of the hearing by the Selectmen to all owners of real estate abutting upon that part of the way or ways upon, along or across which the line is to be constructed under said Order, as determined by the last preceding assessment for taxation, and a public hearing held on **December 7, 2021**, at the Town Hall in said Town.

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2 _____	Select Board
3 _____	Members of the
4 _____	Town of Brookline
5 _____	

CERTIFICATE

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Attest: _____
Clerk of the Town of Brookline, Massachusetts

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Substantially as shown on a plan made by **Verizon** dated **October 22, 2021**, on file with said petition.

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1 _____
 2 _____
 3 _____
 4 _____
 5 _____

Select Board
 Members of the
 Town of Brookline

CERTIFICATE

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Select Board
 Members of the
 Town of Brookline

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Attest: _____
 Clerk of the Town of Brookline, Massachusetts

TOWN OF BROOKLINE

PUBLIC HEARING

In conformity with the requirements of Section 22 of Chapter 166 of the General Laws (Ter. Ed.) you are hereby notified that a public hearing will be held with remote participation via Zoom on **December 7, 2021 at approximately 6:30 PM** upon the petition of **Verizon New England, Inc.** for permission to construct, and a location for, such a line of conduits and manholes with the necessary cables therein under the following public way(s):

Pleasant Street – conduit running southerly from existing manhole# MH38/319 near the intersection with Adams Street a distance of about 35 feet thence turning and running westerly a distance of about 10 feet

Registration information is provided below and at www.brooklinema.gov/calendar under the December 7, 2021 Select Board meeting details where a live link is available.

https://brooklinema.zoomgov.com/webinar/register/WN_ob2loQDBQDe4plRSc6Skqw

Dial in by phone: +1 646 828 7666

Webinar ID: 161 618 7778

After registering, you will receive a confirmation email containing information about joining the webinar.

SELECT BOARD

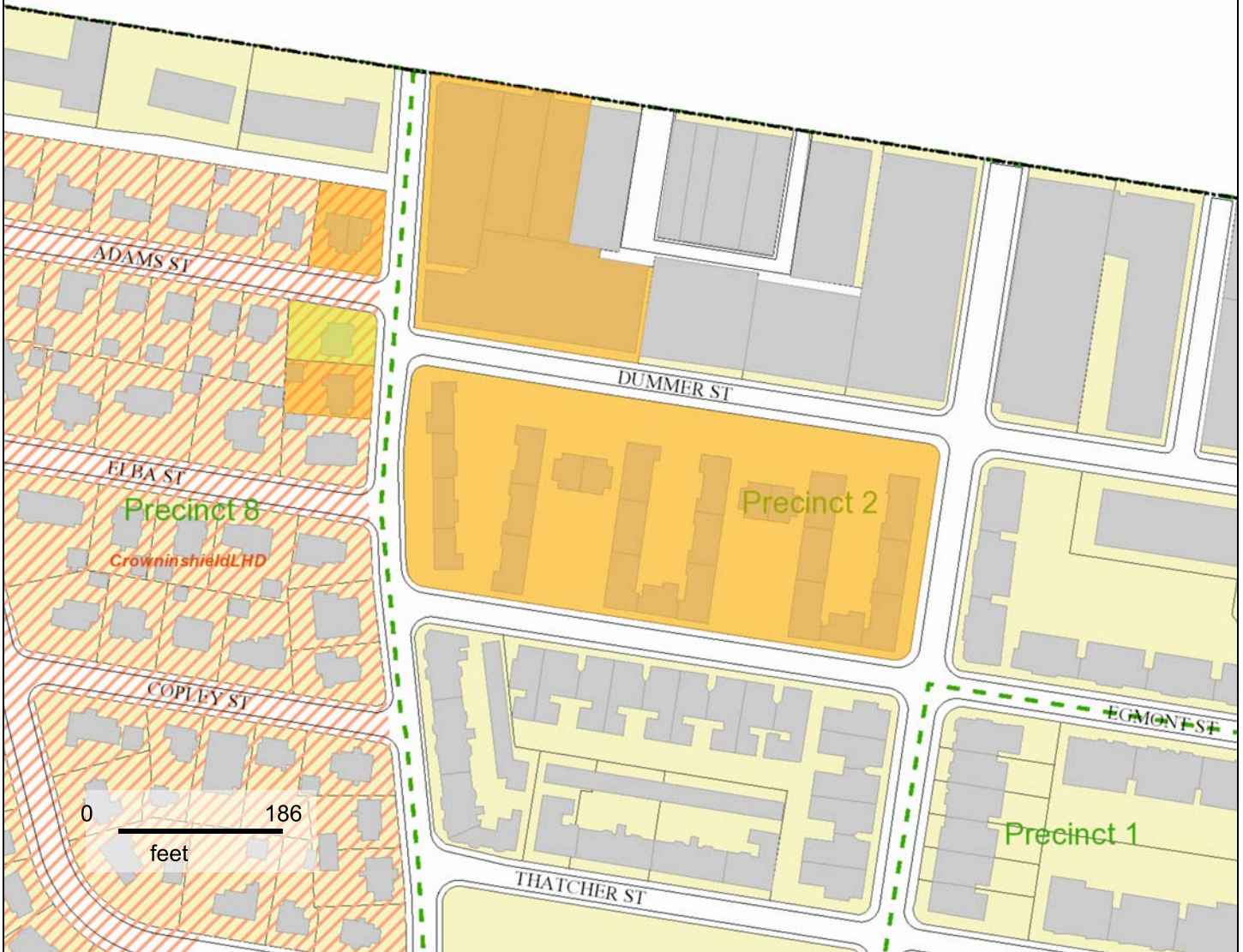
By: Melvin A. Kleckner
Town Administrator

Verizon New England
385 Myles Standish Blvd
Taunton, MA 02780
Attn: Karen Levesque

Department of Public Works:
Engineering Division
Highway Division

Building Department:
Inspector of Wires

Town of Brookline



Property ID 029 0100
Address 228 PLEASANT ST
Owner KAWKABANI, NADINE



Disclaimer: The information shown on this map is from the Brookline Geographic Information System (GIS) Database. The Town of Brookline makes no claims, no representations, and no warranties, express or implied, concerning the validity (express or implied), the reliability, or the accuracy of the GIS data and GIS data products furnished by the Town, including the implied validity of any uses of such data.

This application is intended for reference only. For certified parcel information please contact the Town of Brookline Assessors Office.



6.A.

Name1	Name2	MailingAddress	MailingCity
BARAKAT, LANA	SHALISH, CHRISTO	5 ADAMS ST #5	BROOKLINE, MA 02446
BROOKLINE HOUSING AUTHORITY,		90 LONGWOOD AV	BROOKLINE, MA 02446
CULBERT, ET AL TRS, ANDREW	C/O SIS PROPERTY MANAGEMENT,	930 COMMONWEALTH AV	BOSTON, MA 02215
KAWKABANI, NADINE		228 PLEASANT ST	BROOKLINE, MA 02446-
MEARS, CHRISTOPHER J	KATZ, KAREN	222 PLEASANT ST	BROOKLINE, MA 02446
OLSEN, DOUGLAS M	VELASCO, MARTA	3 ADAMS ST # 3	BROOKLINE, MA 02446
YORAM, NEUMANN		4579 BLANCA DRIVE	CYPRESS, CA 90630
Anne Greenwald		6 Gibbs Street Unit 2	Brookline, MA 02446
Edward Loechler		106 Beals Street Unit 2	Brookline, MA 02446
Tracie Burns		100 Beals Street Unit 1	Brookline, MA 02446
Donald Weitzman		104 Babcock Street Unit 4	Brookline, MA 02446
Hadassah Margolis		24 Stedman Street	Brookline, MA 02446
Abigail Cox		18 Osborne Road	Brookline, MA 02446
David-Marc Goldstein		22 Osborne Road Unit 2	Brookline, MA 02446
Anita Johnson		41 Osborne Road	Brookline, MA 02446
John Harris		41 Osborne Road	Brookline, MA 02446
Michael Toffel		25 Abbottsford Road	Brookline, MA 02446
Barbara O'Brien		81 Egmont Street Unit 2	Brookline, MA 02446
Kate Poverman		39 Adams Street	Brookline, MA 02446
Barbara Scotto		26 Crowninshield Road	Brookline, MA 02446
Robert Miller		19 Copley Street	Brookline, MA 02446
Maura Toomey		102 Crowninshield Road	Brookline, MA 02446
Caitlin Studdard		136 Pleasant Street Unit 2	Brookline, MA 02446
Diana Spiegel		39 Stetson Street	Brookline, MA 02446
Stanley Spiegel		39 Stetson Street	Brookline, MA 02446
Jennifer Englund		116 Pleasant Street Unit 3	Brookline, MA 02446
Benjamin Hellerstein		83 Browne Street	Brookline, MA 02446
Jane Piercy		8 Still Street Unit 7	Brookline, MA 02446
John Shreffler		60 Browne Street Unit 6	Brookline, MA 02446
Rita McNally		230 Saint Paul Street	Brookline, MA 02446
Linda Pehlke		48 Browne Street Unit 2	Brookline, MA 02446

6.A.

Judith Kidd
Livia Schachter-Kahl
Davis Wimberly
Susan Roberts
Lauren Bernard
Lisa Liss

76 Parkman Street Unit 1	Brookline, MA 02446
200 Saint Paul Street Unit 2	Brookline, MA 02446
57 Pleasant Street	Brookline, MA 02446
69 Green Street	Brookline, MA 02446
20 John Street Unit 1	Brookline, MA 02446
74 Parkman Street Unit 1	Brookline, MA 02446

Polly Selkoe

From: Dj Morse <djivyleague@comcast.net>
Sent: Monday, November 22, 2021 7:35 AM
To: Polly Selkoe
Subject: 845 Boylston St Project

Follow Up Flag: Follow up
Flag Status: Flagged

Good Morning Ms. Selfie;

My name is Dj Morse and I live at 82 Fairway Rd, Chestnut Hill MA 02467.

I know there are many concerns about this project, one aspect that is a real concern is access for all Emergency First Responders.

As you are aware, Reservoir Rd is almost impassable at times and Norfolk Rd, And parts of Crafts Rd can be equally as bad. There aren't many alternate routes to access the neighborhood (Rt 9 and Chestnut Hill Ave aren't any easier). Most of the departments responses are for medical reasons, yet we have had a fair number of fires in the neighborhood. Response time is key in both cases and this is all part of the 911 system the residents pay for. I think that adding that many units , factoring in their guests would greatly delay the First Responders response times. Just another factor since we can't make the roads any wider.

Thanks;

Respectfully; Dj Morse

Sent from my iPhone

[EXTERNAL EMAIL] [CAUTION] This email originated from a sender outside of the Town of Brookline mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Polly Selkoe

From: jfhunnewell@comcast.net
Sent: Thursday, November 18, 2021 9:40 AM
To: Polly Selkoe
Subject: 845 Boylston Street.

Dear Ms Selkoe:

I am a Brookline resident living at 176 Reservoir Road. I am a Massachusetts registered architect (License No. 4930), and I have been in professional practice for almost 50 years. I am writing to protest the initial planning proposals that are being brought forward for 845 Boylston Street. This proposed project, as currently presented, fails in so many areas that I am surprised that the Town of Brookline is bringing it forward for public commentary. We can all agree that the messy weed-patch that constitutes the site currently is an eyesore, but I think the entire neighborhood is united in opposing the concept of trying to “stuff ten pounds into a five pound bag” as the saying goes. I request and suggest that the Town withdraw its support for this project, and work to bring forth a solution that properly fits the scale of the site and the realities of the traffic congestion in the area. Specifically I note that:

1. The proposed density and scale of the current project is much greater than the site can justify and absorb.
2. 41 Parking spaces, all flowing in and out off of Reservoir Road, is probably not acceptable given the current traffic congestion at this location.
3. Heath School drop-off and pick-up create congestion at this end of Reservoir Road that makes the road almost impassable twice each day.
4. The Town has not mandated that school pick-up and drop-off be limited to the Eliot Street entrance, so the safety of the school children at this location twice-a-day has become a real concern.
5. It appears that the current proposal is being considered in advance of thorough traffic studies.
6. The traffic light management at the Boylston/Reservoir intersection is very awkward, and it becomes especially complicated during the numerous times each day when fire vehicles or ambulances need to come and go from the fire house. We certainly applaud and support the great work being done by our emergency services personnel, but their location at this intersection makes traffic management very complicated.
7. Boylston Street experiences something close to total grid-lock at this intersection at various times during a normal day, and adding more traffic density here will make an already difficult situation worse.

As an architect, I can sympathize with the position that the project’s current architect finds himself in. In many ways, he is being asked to do the impossible. During the virtual Planning Board meeting yesterday (Nov 17), the architect was asked several times to explain solutions or features that might become “compensating amenities” in the design of the project. In most cases, he had no answers for the questions, or said it hadn’t been looked at yet. My personal feeling is that the issues that he was being asked to address are comparable to “moving deck chairs on the Titanic” as the saying goes. In short, architectural “tweaking” of the design cannot hope to address the fundamental scale and density issues that make this project unacceptable. Once again, I request and suggest that you set aside this proposal.

Yours truly,
 James F. Hunnewell, Jr. AIA, LEED AP
 176 Reservoir Road
 617-794-1172
 MA architectural license No. 4930

7.A.

[EXTERNAL EMAIL] [CAUTION] This email originated from a sender outside of the Town of Brookline mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Polly Selkoe

To: Margot Fronsaglia
Subject: RE: 845 Boylston Street

From: Margot Fronsaglia <mfronsaglia@gmail.com>
Sent: Thursday, November 18, 2021 12:55 PM
To: Polly Selkoe <pselkoe@brooklinema.gov>
Subject: 845 Boylston Street

Ms. Selkoe,

I am writing to express our deep concerns regarding the new proposal for 845 Boylston. I received second hand notice of yesterday's preliminary planning meeting (and then forwarded to over 80 neighbors) and did not realize that as a preliminary meeting you would be taking public comment, therefore I did not change my work schedule to accommodate the meeting for this reason.

It's my understanding from reading the Rules and Regulation of the Planning Board the immediate abutters of which we are one (24 Fairway) we should have had notice. This oversight of notification causes neighbors to think not everything is on the up and up.

Section 4. Notice Pursuant to §9.08 of the Zoning By-Law, at least seven days before any Planning Board meeting, whether preliminary or final, on an actual or future application for a variance, special permit, or extension of time, the Planning Board shall mail or deliver a notice of such meeting to the applicants, to immediate abutters to the subject property, to each elected Town Meeting Member for the precinct in which the subject property is located, to Town Meeting members within all immediately adjoining precincts, to all neighborhood associations registered with the Planning and Community Development Department and to all those specified on the Planning Board interoffice general distribution lists, and lists specific to a project, which may be amended from time to time. Notice to Town Meeting Members shall be in accordance with the records of the Town Clerk.

During my drive I listened in and was dismayed with what I heard. To reiterate from past emails to the Planning Board

the scale and scope of the project does not fit the property size or location. An additional 40 units of housing will cause undo stress on local roads,
 with this many units there is a potential for 100+ school age children to attend the Heath School which will increase the need for teachers,
 new infrastructure to accommodate them and additional parking and driving hazards in the neighborhood.

There seemed to be a lack of knowledge on both the part of some planning board members and neighbors about the parking issues on Reservoir and Fairway.

When we purchased our home in 2001, we were aware of the 2 hour parking limit on the street. For about 10 years most parkers came for a short while,
 walked to the Rt 9 shops and left. This changed roughly 5 years ago and has been a constant inconvenience.
 When on behalf of the neighbors

I reached out to Todd Kirrane in Transportation I learned the following which you might pass along:

7.A.

In 2008 the Transportation Board, at the request of the Board of Selectmen and Town Meeting created an on-street resident daytime permit program which allows a resident to obtain a permit to park on their street in excess of the 2 hour rule. At the same time, again at the request of the Board of Selectmen, the created an on-street Daytime Commercial Permit program which allows employees of Brookline based businesses to obtain a permit to park on a designated residential side street in excess of the 2 hour rule for a cost of \$500 per year. The maximum number of permits per street is equal to 40% of the available public parking supply and are in affect Monday through Saturday from 8am to 8pm. Both of these programs apply to all streets in the Town of Brookline, under Town jurisdiction, which are regulated by the 2 hour rule and not parking meters.

Fairway Road has a total of 4 on-street commercial permits issued to employees of a local business, which is far below the 40% threshold, and 2 resident permits issued to a single resident. I visited the site on Wednesday and there were 12 vehicles parked and 4 had the commercial permits leaving 8 vehicles subject to 2 hour enforcement by the Police Department. On Thursday there were 10 vehicles parked on the Reservoir side of the street and only 3 of them had valid permits so the other 7 are under the 2 hour rule and subject to 2 hour enforcement by the police department. I remember when this number was larger so the enforcement has helped drive down the numbers of illegally parked vehicles, however there is a certain percentage of people who view the citation that they may receive twice a week as a cost of doing business and I am not sure we can ever completely eliminate illegally parked vehicles.

I would like to be clear these are NOT teachers and staff of the Heath School, these are people parking to work across RT 9 at the medical offices or to catch the jitney to the medical area. In addition Board Members should be aware the current parkers for any reason on Reservoir do not park on the street-they park over the CURB because two cars can not safely pass if they don't do this. Photos attached.

Going forward I hope there will be ample notice to homeowners to all meetings concerning this application.

Best

Margot and Domenic Fronsaglia

[EXTERNAL EMAIL] [CAUTION] This email originated from a sender outside of the Town of Brookline mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

November 29, 2021

Ms. Polly Selkoe, Assistant Director for Regulatory Planning
Town of Brookline

Dear Ms. Selkoe,

We have resided at 170 Reservoir Road in Brookline for over 30 years and are writing to express our concerns regarding the proposed development of the former service station at 845 Boylston Street/Route 9, formerly the “Clancy Garage”. During much of our time here, the property was a single-story service station with almost all of its traffic entering from and exiting to Route 9. As such it had limited perceived impact on our neighborhood, even though it was a nonconforming use that was not consistent with its neighbors to the west, north and east. The current proposal for 845 Boylston Street takes the concept of nonconforming use to an extreme and would create hazardous conditions.

1. Dangerous traffic pattern. We foresee that the proposed development’s principal access to the building’s parking by an underground garage entrance on Reservoir Road is a dangerous design. While it may appear that access off a side street is safer than off of Boylston Street/Route 9, the opposite is actually the case, for several reasons.

The neighborhood has been concerned with traffic calming on Reservoir Road for well over 50 years, during which time traffic is going faster and Reservoir and Fairway Roads have become even more congested. Traffic is particularly bad in the morning with school drop-off, when we can have a hard time just getting out of our driveway. Cars line both Reservoir and Fairway Roads. The addition of a busy entrance from an adjacent building with 41 cars will make matters much worse.

The proposed entrance on Reservoir Road into the building’s parking garage has several hazards, especially given the proposed number of cars in the garage. One has to visualize the details of several foreseeable situations to understand the nature of the danger in the current design. First, any car exiting the garage would be unable to see well enough up the street, given the steepness of the hill, to know whether a vehicle might be turning off of Route 9 down Reservoir Road, particularly since the driver would need to look left for any traffic coming up Reservoir Road. If the car were turning left out of the garage, any vehicle coming off of Route 9 might not be able to stop in time for a car slowly entering the roadway from the garage. If the car were turning right out of the garage up the hill, it would need to make a tight turn to avoid any vehicle coming off of Route 9. Whichever direction a car would be turning out of the garage would create a hazardous situation given the high speeds, often over 30 miles per hour, at which vehicles come down off of Route 9, unable to see well what is on the downward slope in front of them.

The hazards just described become even worse if several cars are waiting to get into the proposed garage at the same time that one or more cars are trying to exit the garage, creating even more of a jam at a very dangerous part of Reservoir Road. And we haven’t even mentioned the cars coming up Fairway Road, creating even more potential traffic problems, and potential accidents. With 41 cars accessing the proposed garage it is easy to anticipate that such situations could occur several times a day.

All of this is playing out on a street that backs up to an elementary school. At drop-off and pick-up times there are children, families, dogs and the like on the street, in and out of cars, etc.

7.A.

Finally, there is also the issue of having a clear roadway for emergency vehicles coming down Reservoir Road from the fire station at the corner to respond to alarms in the broader neighborhood. It is already difficult to get out of the way for such vehicles and the proposed development would make the situation much worse.

For the reasons stated above, any vehicular access on to Reservoir Road would be extremely hazardous and should be avoided in any approved design. In fact, we also note that in all our years on the street we never saw the existing “garage” door entrance on Reservoir Road ever used even once. It should not be regarded as precedent for any future use.

If any garage parking is permitted on the site, it would be safer to require entrance and exit on Route 9 only. We also note that the 845 Boylston lot currently has two curb cuts on to Route 9, which were used for entry to and exit from the Clancy Garage. The exit on to Route 9, where the road is divided, is safer than most street entrances because the entering traffic can only go in one direction. Turning right, a driver entering the road has a clear view to their left down Route 9 at any oncoming traffic. There is a traffic light, which also provides safe entry into the roadway for cars exiting the garage.

There is limited public transportation near the proposed development, meaning that cars and on site parking would be essential for residents. However, it is clearly impractical and dangerous to have 41 cars parking on the site. Accordingly, the size of the project needs to be substantially reduced.

2. Inappropriate scale. This proposal would create a 5-story, structure (more like 6 stories on the north side facing the neighborhood) towering over the Reservoir Road/Fairway Road neighborhood, casting a long shadow down the hill. However, the 845 Boylston Street parcel is not even big enough for a single-family unit that would be consistent with the parcels on Reservoir Road and Fairway Road, much less a 40-unit complex. Unlike all the houses on Reservoir Road, and the larger scale buildings directly across Route 9 and the fire station across Reservoir Road, this proposal has no decent set back from either road, or its neighbors, much less any meaningful green space. Buildings such as the single-story commercial buildings adjacent to the fire station across Reservoir Road are examples of appropriate scaling where green space is limited. A project at 845 Boylston would need to be significantly smaller in order to fit in with the scale of its surroundings and avoid an undue burden on neighbors. Indeed the proposed building would be the largest on the north side of Route 9 between Warren Street and Newton city line.
3. Hazardous waste concerns. We also want to make sure that any approval of a project on the 845 Boylston Street site is conditioned on a thorough testing plan and full remediation given the fact that the Clancy Garage was there for decades with underground gasoline tanks and motor oils on site. Since the neighborhood is downhill from the site, and Reservoir Road reportedly has an underground aquifer, this creates heightened concern, which should be addressed by the developer and not left for the town to address.

Thank you for considering our input on this important matter for the Heath School neighborhood.

Sincerely,

Nancy and Nat Gardiner

nbgardin@gmail.com

nat.gardiner@gmail.com

Kara Brewton

From: Polly Selkoe
Sent: Wednesday, December 01, 2021 7:15 PM
To: Kara Brewton
Subject: Fw: Heath School impact to 845 Boylston Street project

Another one. Polly

From: Kate Hathaway Weeks <katehweeks@gmail.com>
Sent: Wednesday, December 1, 2021 7:11 PM
To: Polly Selkoe <pselkoe@brooklinema.gov>; Devon Fields <dfields@brooklinema.gov>; Chris Weeks <cweeks@nestecsilicon.com>
Subject: Heath School impact to 845 Boylston Street project

Hi Polly,

My husband Chris and I have lived at our current residence of 33 Fairway Rd for nearly 7 years. We have two young children under 10 years old that attend Heath School and walk to school every day. Our older son is in 5th grade and our younger son is in Kindergarten. We moved to Brookline to be part of its school community and attend a neighborhood school.

We are emailing you regarding the proposed 40B project for 845 Boylston Street, which seeks to build a 63,728 square foot apartment building with 40 apartment units and 41 parking spots. We had previously contacted you on September 23 to raise our concerns about the initial proposal for a five-story, 34,189 square foot building with 15 units and 30 parking spaces.

The revised project proposal will create unacceptable negative impact for the neighborhood at large in terms of increased traffic and safety. As a parent and active part of the Heath School community, I have tremendous concerns about the impact this development will have on Heath and the safety of the students there. On a typical school day under current circumstances Reservoir Rd is ensnared in traffic and randomly parked cars blocking safe passage on the already narrow street. Heath School principal Dr Asa Sevelius and Vice Principal Kirtan Patel both use the Reservoir Rd entrance side of school to greet students. Even though it is not the primary entrance it is a MAJOR entrance to the school. Reservoir Rd currently has no crossing guard or police monitor to help ensure safety.

We strongly urge you to reject the proposed zoning variance and require the builders to come up with a smaller, less disruptive project that is in compliance with Brookline's zoning ordinances and does not create a nuisance for the neighbors and impact the safety of Heath School students.

The original proposal was way beyond the size that is allowed for the small lot, which had previously only had a one-story gas station on it. The new proposal doubles the floor space and increases parking spaces by 35%, with negative impacts on traffic and pedestrian safety, particularly at Heath School drop-off and pick-up hours.

While we understand and agree that the vacant lot should have something built there, the proposed building is far too large for the space and for the neighborhood. The proposed parking garage entrance and exit on Reservoir Rd is at the point of the road that is always congested from Heath School traffic, since there is no place for parents to park their car except on the road, blocking part of one side of one lane and creating a bottleneck. As it is, the road is very unsafe at certain times of day because there are parents unloading children, cars parked well into the road, and children

7.A.

walking themselves along the sidewalk. The increased parking spaces and attendant traffic would exacerbate the already considerable congestion and further threaten pedestrian safety—including many of the pre-k to 8th grade children and their siblings who walk along Reservoir Road and/or Fairway Road on their way to school.

The developer's disregard for Brookline zoning ordinances, neighbors, and school safety deserves to be thoroughly rejected. They only see profit margins and have no understanding or respect for the negative ripple effect this will have on the Heath School community for decades to come.

Kathryn Weeks
Christopher Weeks
33 Fairway Rd

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Kara Brewton

From: Polly Selkoe
Sent: Wednesday, December 01, 2021 7:20 PM
To: Kara Brewton
Subject: Fw: 845 Boylston St. Project

One more. Polly

From: Nancy Shea <nashea09@gmail.com>
Sent: Wednesday, December 1, 2021 4:34 PM
To: Polly Selkoe <pselkoe@brooklinema.gov>
Cc: Devon Fields <dfields@brooklinema.gov>
Subject: 845 Boylston St. Project

Dear Ms. Selkoe:

I am writing regarding the proposed project at 845 Boylston St., Chestnut Hill. Many neighbors in the area attended a meeting several months ago for the same property after which a smaller project was rejected. It is hard to understand why the owner, who heard input solicited from the community, is now proposing a larger project for which the same, now stronger, objections from the neighborhood exist.

The most obvious problem with this project is that it is simply too big for the lot. As you know, the proposed building would contain 40 residential units and 41 parking spaces, is 5 to 6 stories high (depending on where you measure from) and is 63,726 sq. ft. The lot itself is 16,192 sq. ft. (or less) which is the approximate size of the average lot for this neighborhood consisting, almost exclusively, of single-family homes. Furthermore, the design of the building is totally out of keeping with the neighborhood.

A more insidious problem is the hazard 40+ more cars, not including visitors and deliveries, would cause in the area around Heath School. Neighbors of the Heath School on Reservoir Rd., Fairway Rd. and other surrounding streets believe traffic created by this building would create dangerous conditions beyond those that already exist. The volume and speed of vehicles on Reservoir Rd., which is narrower than the average street, has created safety issues for children walking and being dropped off at Heath School, even without the additional traffic this project would create. The fact that all cars entering and exiting the building would do so on Reservoir Rd. exactly at a point where parents park, children are dropped off and enter and exit an elementary school building is illogical, unsafe and asking for an accident.

I hope and ask that you consider the input of the many concerned residents who have made this wonderful neighborhood our home for many years, and reject this inappropriate proposal.

Sincerely,
 Nancy Shea
 192 Reservoir Rd.

7.A.

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Kara Brewton

From: Melinda Stanford <stanfordgrimes@comcast.net>
Sent: Tuesday, November 30, 2021 11:39 PM
To: Polly Selkoe
Cc: Devon Fields
Subject: re 845 Boylston Revised Proposal

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Dear Polly,

My husband and I have lived in Brookline for 21 years and at our current residence of 32 Fairway Rd for 10 years. We are emailing you regarding the proposed 40B project for 845 Boylston Street, which seeks to build a 63,728 square foot apartment building with 40 apartment units and 41 parking spots. We had previously contacted you on September 23 to raise our concerns about the initial proposal for a five-story, 34,189 square foot building with 15 units and 30 parking spaces. To our surprise and frustration, the revised project proposal manages to be significantly worse than the original, creating unacceptable costs for the neighborhood in terms of sunlight, traffic, and safety. We strongly urge you to reject the proposed zoning variance and require the builders to come up with a smaller, less disruptive project that is in compliance with Brookline's zoning ordinances and does not create a nuisance for the neighbors and the Heath School community.

As you know, even the original proposal was way beyond the size that is allowed for the small lot, which had previously only had a one-story gas station on it. The new proposal is significantly more egregious, nearly doubling the floor space and increasing parking spaces by 35%, with attendant negative impacts on traffic and pedestrian safety, particularly at Heath School drop-off and pick-up hours. While we understand that the vacant lot should have something built there, the proposed building is far too large for the space and for the neighborhood. It would be more appropriate in an area that doesn't back onto a beautiful planned community from the 1930's with colonial homes and no large commercial space nearby. As numerous observers have pointed out, the commercial buildings near us on Route 9 are 1 or 2 stories (like the firehouse). There are large modern buildings across the street on Route 9, but they are appropriately set back from the road and do not impact the residential neighborhood. The proposed building would tower over Reservoir Road, Fairway Road, and even its Route 9 neighbors.

The original plan involved a 5-story building that would completely dwarf the home at the corner of Reservoir and Fairway. As we wrote to you in September, the construction of such a building would not be fair to the owner of that home, whose property values and access to sunlight would decline significantly. It would also impact homes farther down Fairway. In addition, the proposed parking garage entrance and exit on Reservoir Rd is at the point of the road that is always congested from Heath School traffic, since there is no place for parents to park their car except on the road, blocking part of one side of one lane and creating a bottleneck. As it is, the road is very unsafe at certain times of day because there are parents unloading children, cars parked well into the road, and children walking themselves along the sidewalk, not to mention all the people parking illegally on Fairway Road for the day to avoid parking fees at 850 Boylston, and walking up Reservoir to get to work. The new proposal, which also envisions a 5-story building, manages to be even worse, in all respects. By building out to the very edges of the property, the impact on immediate neighbors' privacy and access to sunlight would be even more severe. Moreover, the increased parking spaces and attendant traffic would exacerbate the already considerable congestion and further threaten pedestrian safety—including that of the many pre-k to 8th grade children and their siblings who walk along Reservoir Road and/or Fairway Road on their way to school.

7.A.

As a final note, it is appalling that the developer's response to legitimate concerns about excess size and traffic was to massively increase the size, population, and parking on the site, rather than seeking honest dialogue with the neighbors. It shows bad faith and disrespect to both the neighbors and the Zoning Board, who have voiced legitimate concerns and offered opportunities for constructive dialogue. This sort of reckless disregard for Brookline zoning ordinances, neighbors, and school safety deserves to be thoroughly rejected. The developer should go back to the drawing board, engage the neighbors, and respect the ordinances of the Town of Brookline.

Thanks for your attention to this.

Sincerely,

Melinda Stanford
Bill Grimes
32 Fairway Rd

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Kara Brewton

From: Mempel, Thorsten R.,M.D. <TMempel@mgh.harvard.edu>
Sent: Tuesday, November 30, 2021 10:13 PM
To: Polly Selkoe
Cc: Devon Fields
Subject: 845 Boylston Street project

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Dear Mrs. Selkoe and members of the planning board,

As a resident of Chestnut Hill for the past 11 years and near-immediate abutter of the 845 Boylston St property I would like to submit my concerns to the planning board on this proposed project.

- As several of my neighbors have already pointed out, one main concern is the anticipated increase in traffic on narrow Reservoir as well as Fairway Road. This does not only include the traffic by cars entering and exiting via the planned garage entrance on Reservoir Rd, but also the increase in on street parking resulting from the needs of visitors to the 40 residential units as well as any commerce in the building. We currently have parking (far in excess of issued town permits) by staff of the medical building across Rt. 9 spilling into Fairway Rd. Efforts to reduce this illegal parking by repeatedly calling on Brookline police to issue parking tickets have had no effect. Along with the drop-off and pick-up traffic to nearby Heath school this everyday creates traffic situations that often prevent us from exiting our driveway because the road is blocked by short-term parked vehicles. More importantly, the situation poses a danger to parents and their children trying to navigate through the traffic congestion on their way to or from school. The additional congestion produced by on-street parking would further compound this situation.

- The second main concern is the size of the building, which is entirely out of scale relative to the single family home neighborhood. This is the biggest issue for the immediate abutter, who would have a 72 feet facade towering over his backyard, but would also represent a break with the general organic, historic character of the neighborhood.

- Apart from the negative impact through its sheer size, the 5-story facade directly adjacent to our neighbor's backyard would essentially eliminate all privacy for him, and at least reduce privacy for us. Since potential buyers of single family homes are typically motivated to some extent by a desire for privacy, the marketability and value of nearby properties is almost certainly going to decrease.

As much as I welcome development of the 845 Boylston St lot, I ask that a project that is more in sync with the neighborhood and compatible with the traffic capacity of the narrow nearby roads is encouraged.

Kind regards,

Thorsten Mempel
 14 Fairway Road

7.A.

was sent to you in error and the e-mail contains patient information, please contact the Mass General Brigham Compliance HelpLine at <http://www.massgeneralbrigham.org/complianceline> . If the e-mail was sent to you in error but does not contain patient information, please contact the sender and properly dispose of the e-mail. Please note that this e-mail is not secure (encrypted). If you do not wish to continue communication over unencrypted e-mail, please notify the sender of this message immediately. Continuing to send or respond to e-mail after receiving this message means you understand and accept this risk and wish to continue to communicate over unencrypted e-mail.

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Kara Brewton

From: Nancy Lynch <nancylynch45@gmail.com>
Sent: Wednesday, December 01, 2021 10:32 AM
To: Polly Selkoe
Cc: Devon Fields
Subject: 845 Boylston St.

Polly, am writing in regard to proposed construction at 845 Boylston St. At the previous Zoom meeting many serious issues affecting the whole neighborhood were discussed. This new proposal is even more dramatic than the first. Given the amount of variances needed and questions of scale and size because of lot size, this proposal is questionable. I have many more questions about this plan, for example, has an environmental study been done, what will excavation of the site do to the adjacent neighbors and where will construction vehicles park!!!!!! (please not on Fairway Rd. And Hilltop Rd.). These questions are minor compared to the major impact to the major impact of a 40 unit residential building at the entrance to a residential neighborhood.

I would hope the town of Brookline will be diligent in examining the impact of this proposal to the taxpayers of this neighborhood.

Nancy Lynch. 3 Hilltop Rd. (50 yr. resident)

Sent from my iPad

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Kara Brewton

From: frank coco <fvcoco@yahoo.com>
Sent: Wednesday, December 01, 2021 2:29 PM
To: Polly Selkoe; Devon Fields
Subject: RE: 845 Boylston Street Building Proposal

We have been Brookline residents on Hilltop Road since 1972. All four of our children went to Heath School. We are strongly opposed to the project proposal for 845 Boylston Street. The project is oversized and will introduce significant traffic into already strained roadways.

In particular:

1. The project is located at the intersection of Boylston Street (Route 9) and Reservoir Rd. This intersection is already dangerously busy and congested by virtue of-
 - a.) Access and egress roadways for four, mostly medical facilities located at 822 - 850 Boylston St on its eastbound side;
 - b.) Pedestrian controlled traffic lights for foot traffic of office workers and others;
 - c.) Fire Station situated on the corner of Reservoir Rd across from the proposed project;
 - d.) Access via Reservoir Rd. to the back entrance to the Heath School.

The intersection has a unique configuration that has evolved over many years. Drivers exiting the medical offices located on the eastbound side of Boylston St. who wish to turn left onto the westbound side are often not familiar with the intersection and do not adequately anticipate oncoming traffic from Reservoir Rd. This situation has led to narrow misses for drivers entering the intersection from Reservoir Rd.

2. The back entrance to the Heath School is on Reservoir Rd. and is very close to the Boylston St. intersection and the project site. It is a narrow residential road. The project proposal envisions a parking garage designed for 40 residential units with cars entering and exiting on Reservoir Rd., very close to the intersection's traffic lights. The road is not adequately sized for this additional traffic and may not easily accommodate queuing of cars at the lights.

There are existing safety issues around school drop-offs and pick-ups, when many cars descend on Reservoir and Fairway Rd. At the same time, on weekdays up to 12 town-permitted vehicles from workers at the above medical offices add to the congestion on Fairway Rd, where it meets Reservoir Rd, dangerously narrowing the roadway. This is particularly hazardous for small children on foot in winter conditions when plowed snow can further compromise sidewalks and street width. The project will exacerbate the safety concern for school children.

3. The project will generally increase traffic and parking on Fairway and Reservoir Rds. There is inadequate planning for visitor parking in the project plan and residential roads will bear the burden. In addition, many drivers will likely choose to avoid the Boylston St. intersection and re-route onto other roads including Fairway and Reservoir.
4. There was an incident in the Seventies when the Texaco Gas Station was required by the Brookline Fire Department to replace an underground gasoline storage tank. Will ground contamination be thoroughly evaluated prior to the project's approval?

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In summary as described in the four points above, the residential area contiguous to the project cannot absorb a project of this size. We do not support the project as currently proposed.

Frank and Martha Coco

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[DRAFT letter for Select Board review and discussion]

December 14, 2021

Michael Busby
Relationship Manager
Massachusetts Housing Finance Agency
One Beacon Street, Boston, MA 02108

Re: Project Eligibility Letter Application – 845 Boylston Street
Brookline, MA
MH ID No. 1132

Dear Mr. Busby:

Thank you for the opportunity to provide comments on the application for Project Eligibility submitted by Nine John Street, LLC to construct 40 units of rental housing at 845 Boylston Street in Brookline. Written comments from individual residents and a summary of comments verbally made at a December 7th Select Board public hearing are attached to this letter for your reference.

Multifamily residential development is an appropriate use at this site. This property is located between a single-family neighborhood and a small medical office/retail area. Our Comprehensive Plan and Housing Production Plan recommend both commercial and residential development along the Route 9 corridor.

The Select Board requests that the following comments be considered in your evaluation of the Project Eligibility Letter application:

- 1) The degree to which the proposal relates to adjacent building typologies - the 5-6 story concept plan proposes an extruded parcel boundary in lieu of any massing organized in relationship to nearby buildings. The current design does not take advantage of existing topography and neither steps down to either the adjacent single-family neighborhood nor the 1-2 story retail district to the east.
- 2) Incorporation of pedestrian improvements at the Boylston Street / Reservoir Road intersection - our Comprehensive Plan recommends that decision makers “seek

opportunities to create connections across Route Nine.” Directed by the Boston Region Metropolitan Planning Organization, Central Transportation Planning Staff made specific pedestrian crossing recommendations at the Route 9/ Reservoir Road intersection, which would make access to the eastbound Route 60 bus stop greatly improved. See page 90 of the Route 9 Corridor Study report at: <https://www.ctps.org/safety-and-ops-analysis-2019>

- 3) Although street tree plantings along all public ways are encouraged by the Town, the development of future bicycle lanes on Route 9 as demonstrated by the CTPS Route 9 Corridor Study will likely require full width of the state right-of-way at this location. Therefore, we recommend a proposed tree canopy adjacent to Reservoir Road and Boylston Street be located on private property. We strongly advise the applicant work with the Tree Warden prior to submitting a Comprehensive Plan permit design usable open space areas that will benefit the new residents here, as well as take into account the Town’s tree canopy goals¹ for this precinct.

As with all comprehensive permit applications, we rely on the Zoning Board of Appeals (ZBA), staff, peer reviewers, and public comment to ensure that the site design accommodates safe vehicular, bicycle and pedestrian circulation; site circulation relating to trash/recycling, moving and deliveries; equitable access to parking infrastructure; and incorporation of electric HVAC and Passive House efficiency standards to the maximum extent possible.

If the applicant applies for a Comprehensive Permit, the applicant should submit information as required in our ZBA’s regulations². To streamline the permitting process, we highly recommend the applicant also include in their application:

- an actual or virtual 3D model of the proposed project accurately showing all abutting and nearby properties;
- an atlas map with an overlay of the proposed site plan showing abutting buildings with the dimensional setbacks of the proposed building from its property lines;
- site sections through the site and building including abutting properties’ structures;
- sky view angles as perceived from the ground and upper floors of abutting properties;
- a shadow study prepared at four times of the day at the equinoxes and solstices;
- a storm water management report and utility hook-up plan; and
- a summary of past environmental remediation activity and plans during and post-construction

As mentioned at the pre-application meeting on November 4th, our Planning staff also strongly recommends that prior to commencing a traffic and parking circulation study, that the

¹ <https://www.brooklinema.gov/DocumentCenter/View/25153>

² <https://www.brooklinema.gov/Archive.aspx?AMID=78>

applicant meet with the Department of Public Works' Engineering and Transportation Divisions to discuss the scope for the study – including access coordination with the abutting Fire Station. We are especially concerned about potential safety issues related to the proximity of the proposed garage entrance/exit on Reservoir Road, the intersection of Boylston Street and Reservoir Road, and the pick-up/drop-off activity on Reservoir Road associated with the abutting Heath Elementary School.

Thank you for your consideration.

Sincerely,

Heather Hamilton, Chair
Brookline Select Board

cc: Nine John Street, LLC via LDS Consulting Group, LLC

Attachments:

Email from Dj Morse, 82 Fairway Road, 11/22/21
Email from James Hunnewell, Jr., 176 Reservoir Road, 11/18/21
Email from Margot and Domenic Fronsaglia, 24 Fairway Road, 11/18/21
Letter from Nancy and Nat Gardiner, 170 Reservoir Road, 11/29/21
Email from Kathryn Weeks, 33 Fairway Road, 12/1/21
Email from Nancy Shea, 192 Reservoir Road, 12/1/21
Email from Melinda Stanford and Bill Grimes, 32 Fairway Road, 12/1/21
Email from Thorsten Mempel, 14 Fairway Road, 11/30/21
Email from Nancy Lynch, 3 Hilltop Road, 12/1/21
Email from Frank and Martha Coco, Hilltop Road, 12/1/21

[add additional letters received and summary of public hearing verbal comments]

2022 License Renewals

Attached is the list of licenses up for renewal in 2022. Conditions are noted and departmental memos are attached.

Reports:

Health (Pending)

Building (See memo)

Police (See memo)

Fire (See memo)

2022 License Renewals

Question of renewing the following for 2022:

Innholder

Lodging House

Secondhand Articles (Secondhand and Antiques)

Secondhand Motor Vehicles (Class I and Class II)

Innholder

All the paperwork have been submitted and renewals completed

Lodging House

One (1) application have not yet renewed, with some communication

- Hellenic College – 50 Goddard Street

Secondhand Articles

All the paperwork have been submitted and renewals completed

Secondhand Motor Vehicles

One (1) application have not yet renewed, with no communication

- Brookline Jaguar Service - 880 Commonwealth Ave

One (1) application have not yet renewed, with some communication

- Dave's Auto - 880 Commonwealth Ave



Brookline Police
Traffic Division
Interdepartmental
Memo

To: Chief Mark Morgan
From: Sgt. Thomas Ferris
Date: November 2021
Re: Class 1 MV & Class 2 Secondhand MV Licenses

Sir,

A CAD check of the Class 1 and Class 2 secondhand motor vehicles businesses was done from 9/1/2020 to 9/1/2021. I have contacted the Attorney General's office and I am awaiting their official reply, but it appears there are no outstanding issues. There were no complaints or ongoing investigations regarding any of these Class 1 or Class 2 businesses. See specific business listed below.

Audi of Brookline Class 1 / 2
308 Boylston St.

A larimore check revealed on 12-16-20 at 1pm, there was a complaint of men working on cars in the lot. It appeared to be related to building construction. On 12-5-20 a fire alarm went off. No business related complaints.

Antique Auto Museum Class 2
Museum of Transportation
15 Newton St.

There were no customer related business calls. There were 7 alarm calls during this time period.

Import Automotive Services, Inc. Class 2
D/b/a Brookline Jaguar Service
880 Commonwealth Avenue

There were no customer related business calls.

Cypress Automart Inc. Class 2
122 Cypress St.

There were no customer related business calls.

Dave's Auto LLC Class 2
880 Commonwealth Ave.

There were no customer related business calls

Hynes Auto Repair Class 2
14 Sheafe St. / 545 Heath St.

There were no customer related business calls.

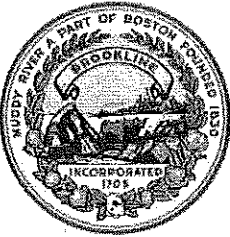
JAJT International Class 2
7 Leverett St.

A report was filed by the owner, Josh Anyaosah, of internet fraud where he was the victim. The fraud was when he tried to buy a car online. There are no customer related complaints against the business.

Steve's International, LLC Class 2
7 University Rd.

There were no customer related business calls.

Respectfully submitted,
Sgt. Thomas Ferris



Mark P. Morgan
Superintendent
Acting Chief of Police

BROOKLINE POLICE DEPARTMENT

Brookline Massachusetts

Memorandum

To: Acting Chief Mark P. Morgan
CC:
From: Sgt Christopher Malinn
Date: 12/02/2021
Re: Second Hand Articles Licensee Businesses

Sir;

A check of the Larimore Computer Aided Dispatch System indicated no significant Brookline Police responses to the following businesses over the last year:

- Game Stop – 271 Harvard St.
- Goldsmith – 1386 Beacon St.
- Buffalo Exchange – 312 Harvard St. (8/31 complaint of youth who threw traffic cone at window)
- Autrefois Antiques – 130 C Harvard St.
- Vieux, Ltd. – 361 Boylston St. (5/17 customer complaint of rude owner)
- Woven Art – 624 Hammond St. (8/29 report of item lost in delivery via UPS)

Respectfully Submitted,


Sgt. Christopher Malinn

FIREARMS LICENSING/C.S.U.





BROOKLINE POLICE DEPARTMENT

Brookline, Massachusetts

Superintendent Mark P. Morgan
Acting Chief of Police

To: Acting Chief Mark Morgan

From: Lieutenant Derek Hayes

Date: December 3rd, 2021

Subj: Lodging House and Inn Holder 2022 Renewal Report

Sir:

All licensed Lodging Houses are inspected by the Police, Health, Building and Fire Departments between September and December and the inspections are scheduled by the Health Department. Due to the ongoing pandemic, it was decided that this year's inspections would be conducted either in person or through a self-certification process. Each Department would decide which avenue they would take for each licensee. All Licensees would however, have to submit all of their required documents electronically. At the time of this report all licensees have been inspected and no issues have been found that would warrant a non-renewal of their license.

Over the past year there was one licensee that was of concern; that licensee being the Pine Street Inn property located at 1017 Beacon St. As documented in my Fiscal Year Report dated July 1, 2021 *"The neighborhood residents, who tried to resolve the issues directly with the Pine Street Inn but to no avail, reached out to the Town for assistance. The issues revolved around residents who were causing on going disturbances, dumping trash into neighborhood trash receptacles and generally not being good neighbors. There was also a concern that there was a lack of supervision on the property. Through a series of emails and zoom calls between the Pine Street Inn, neighborhood residents and the Police Department, the neighbors were able to express their concerns to the Pine Street Inn staff and the Pine Street responded with several changes which at this point have been effective."*

The Lodging Office and Mike Kiley, Director of Housing and Property Management for Pine Street, continue to be in regular contact with each other if and when issues arise. Mr. Kiley has been doing a great job ensuring his staff follows up and addresses concerns before they get out of control. An example of this would be the Police Department having an interaction with a Pine Street resident who may need additional services. Mr. Kiley would be notified and he would ensure that his staff, who may or may not be aware of the issue already, take action and ensure the resident received any necessary assistance.



8.A.

Looking through the call history for 1017 Beacon Street, since the end of March of 2021 there have been 5 calls for service (4 medical emergencies and 1 theft).

Lt. Mealy took over lodging house responsibilities at the end of August and has participated in two additional Zoom calls between the Pine Street Inn and the neighborhood residents. These Zoom calls are regularly scheduled calls to ensure lines of communication are left open and no issues go unresolved. Lt. Mealy relayed that the he felt that the residents continue to be pleased with Pine Street Inn's response to neighborhood concerns.

I find no reason to deny any Lodging House or Inn Holder licenses from renewing at this time.

Respectfully Submitted,

Lieutenant Derek Hayes





TOWN of BROOKLINE

Massachusetts

BUILDING DEPARTMENT

Daniel F. Bennett
Building Commissioner

INTEROFFICE MEMORANDUM

Date: December 3, 2021

To: Mel Kleckner
Town Administrator

From: Daniel F. Bennett
Building Commissioner

Re: 2022 Annual License Renewals

Pursuant to 780 CMR the Massachusetts State Building Code, Table 110, Building Department staff performs annual inspections of existing buildings based on their use group. In addition staff requests annual inspection reports of the facilities sprinkler system, fire alarm and kitchen fire suppression system and other life safety systems. A Building Inspector primarily inspects the premises for compliance with life safety regulations, occupancy requirements and applicable local ordinances. Staff will cite an establishment for violations that are reported by others or are evidenced during normal activities throughout Town. Specifically, we have looked at the following categories:

- Innholder
- Lodging Houses
- Secondhand Motor Vehicles
- Secondhand Articles
- Antiques

While most sites inspected either passed or took corrective action to come into compliance, we continually monitor for compliance.

8.A.

Attached please find comments by category:

SECONDHAND ARTICLES/ANTIQUES

The Building Department has no issue with the renewal of any of the requested licenses.

CLASS I AND II SECONDHAND MOTOR VEHICLES

The Building Department has no issue with the renewal of any of the requested licenses.

LODGING HOUSES

In cooperation with the Health, Fire and Police Departments, Building Department staff has conducted the annual inspections in this category. We have no outstanding issues related to any of the establishments. Most of the remaining establishments require the submittal of additional documents with respect to the premises.

The Building Department has no issue with the renewal of any of the requested licenses.

INNHOLDER

The Building Department has no issue with the renewal of any of the requested licenses.



TOWN OF BROOKLINE
Massachusetts

FIRE DEPARTMENT
FIRE PREVENTION DIVISION
PUBLIC SAFETY BUILDING

Todd Cantor
Captain, Fire Prevention

350 Washington Street
Brookline MA 02445
Office: 617-730-2270
Fax: 617-264-6491
<http://brooklinema.gov/fireprevention>

December 3, 2021

The Brookline Fire Department has no objections to the approval of the license applications for Lodging, Inn holder, Class 1 and 2 Motor Vehicle and Secondhand and Antique stores.



Class I and Class II License

RECORD NAME	BUSINESS NAME	ADDR FULL LINE#	RECORD ID	EXPIRATION DATE
Motor Vehicles CLASS1	Audi Brookline	308 BOYLSTON STREET, BROOKLINE, MA 02445	LN-2017-0519	12/31/21
Motor Vehicles CLASS2	Brookline Foreign Motors	636 BROOKLINE AVENUE, BROOKLINE, MA 02445	LN-2017-0121	12/31/21
Motor Vehicles CLASS2	Brookline Jaguar Service	880 COMMONWEALTH AVENUE, BROOKLINE, MA 02215	LN-2017-0114	12/31/21
Motor Vehicles CLASS2	Cypress Automart	122 CYPRESS STREET, BROOKLINE, MA 02445	LN-2017-0115	12/31/21
Motor Vehicles CLASS2	Dave's Auto	880 COMMONWEALTH AVENUE, BROOKLINE, MA 02215	LN-2017-0116	12/31/21
Motor Vehicles CLASS2	HYNES AUTO REPAIR, INC.	545 HEATH STREET, #2, BROOKLINE, MA 02467	LN-2017-0117	12/31/21
Motor Vehicles CLASS2	JAT International	7 LEVERETT STREET, #1, BROOKLINE, MA 02445	LN-2017-0118	12/31/21
Motor Vehicles CLASS2	LARZ ANDERSON MUSEUM OF TRANSPORTATION	15 NEWTON STREET, BROOKLINE, MA 02445	LN-2017-0112	12/31/21
Motor Vehicles CLASS2	Steve's International, LLC	7 UNIVERSITY ROAD, BROOKLINE, MA 02445	LN-2017-0119	12/31/21

8.A.



Antiques and Secondhand License

RECORD NAME	BUSINESS NAME	ADDR FULL LINE#	RECORD ID	EXPIRATION DATE
Antiques, 2ndhand Article- 2NDHAND	GameStop #6963	271 HARVARD STREET, BROOKLINE, MA 02446	LN-2017-0507	12/31/21
Antiques, 2ndhand Article- 2NDHAND	Goldsmith Co.	1386 BEACON ST, #B, BROOKLINE, MA	LN-2017-0508	12/31/21
Antiques, 2ndhand Article- 2NDHAND	Buffalo Exchange	308-321 HARVARD STREET, BROOKLINE, MA 02446	BUS-000002	12/31/21
Antiques, 2ndhand Article- ANTIQUE	Autrefois Antiques, Inc.	130 C HARVARD STREET, BROOKLINE, MA 02446	LN-2017-0513	12/31/21
Antiques, 2ndhand Article- ANTIQUE	Vieux, Ltd.	361 BOYLSTON STREET, BROOKLINE, MA 02445	LN-2017-0514	12/31/21
Antiques, 2ndhand Article- ANTIQUE	Woven Art	624 HAMMOND STREET, BROOKLINE, MA 02467	LN-2017-0515	12/31/21

8.A.



Lodging House and Innholder License

RECORD NAME	BUSINESS NAME	ADDR FULL LINE#	RECORD ID	EXPIRATION DATE
Lodging House License	1019 BEACON ST	1019 BEACON STREET, BROOKLINE, MA 02446	LN-2017-0063	12/31/2021
Lodging House License	1029 BEACON ST	1029 BEACON STREET, BROOKLINE, MA 02446	LN-2017-0064	12/31/2021
Lodging House License	1043 Beacon St	1043 BEACON STREET, #A, BROOKLINE, MA 02446	LN-2017-0105	12/31/2021
Lodging House License	1045 Beacon St	1045 BEACON STREET, BROOKLINE, MA 02446	LN-2017-0106	12/31/2021
Lodging House License	1061 BEACON ST LLC	1061 BEACON STREET, BROOKLINE, MA 02446	LN-2017-0066	12/31/2021
Lodging House License	1077 BEACON STREET	1077 BEACON STREET, BROOKLINE, MA 02446	LN-2017-0067	12/31/2021
Lodging House License	1085 BEACON ST	1085 BEACON STREET, BROOKLINE, MA 02446	LN-2017-0068	12/31/2021
Lodging House License	1087 BEACON ST	1087 BEACON STREET, BROOKLINE, MA 02446	LN-2017-0069	12/31/2021
Lodging House License	123 Longwood Ave	123 LONGWOOD AVENUE, BROOKLINE, MA 02446	LN-2017-0070	12/31/2021
Lodging House License	143 St. Paul Street	143 SAINT PAUL STREET, BROOKLINE, MA 02446	LN-2016-0071	12/31/2021
Lodging House License	1459 BEACON ST	1459 BEACON STREET, BROOKLINE, MA 02446	LN-2017-0071	12/31/2021
Lodging House License	16 WILLIAMS ST	16 WILLIAMS STREET, BROOKLINE, MA 02446	LN-2017-0072	12/31/2021
Lodging House License	1750 BEACON ST	1750 BEACON STREET, BROOKLINE, MA 02445	LN-2017-0073	12/31/2021
Lodging House License	1754 Beacon Street	1754 BEACON STREET, #1, BROOKLINE, MA 02445	LN-2017-0107	12/31/2021
Lodging House License	19 Littell Rd	19 LITTELL ROAD, BROOKLINE, MA 02446	LN-2017-0074	12/31/2021
Lodging House License	233 Aspinwall Avenue	233 ASPINWALL AVENUE, BROOKLINE, MA 02445	LN-2017-0075	12/31/2021
Lodging House License	255 St. Paul Street	255 SAINT PAUL STREET, #_CONDOMAIN, BROOKLINE, MA 02446	LN-2017-0076	12/31/2021
Lodging House License	44 MARION ST	44 MARION STREET, BROOKLINE, MA 02446	LN-2017-0078	12/31/2021
Lodging House License	44 WINSLOW RD	44 WINSLOW ROAD, BROOKLINE, MA 02446	LN-2017-0079	12/31/2021
Lodging House License	53 Beals Street	53 BEALS STREET, BROOKLINE, MA 02446	LN-2017-0080	12/31/2021
Lodging House License	57 Beals St	57 BEALS STREET, BROOKLINE, MA 02446	LN-2017-0081	12/31/2021
Lodging House License	662 WASHINGTON ST	662 WASHINGTON STREET, #_CONDOMAIN, BROOKLINE, MA 02446	LN-2017-0082	12/31/2021

Lodging House License	666 WASHINGTON ST	666 WASHINGTON STREET, #_CONDOMAIN, BROOKLINE, MA 02446	LN-2017-0083	12/31/2021
Lodging House License	769 WASHINGTON STREET	769 WASHINGTON STREET, #1, BROOKLINE, MA 02446	LN-2017-0084	12/31/2021
Lodging House License	89 Marion Street	89 MARION STREET, BROOKLINE, MA 02446	LN-2017-0086	12/31/2021
Lodging House License	B & B Lodging Houses LLC - 1023 Beacon St	1023 BEACON STREET, BROOKLINE, MA 02446	LN-2017-0088	12/31/2021
Lodging House License	B & B Lodging Houses LLC - 1047 Beacon St	1047 BEACON STREET, BROOKLINE, MA 02446	LN-2017-0089	12/31/2021
Lodging House License	B & B Lodging Houses LLC - 30 Centre St	30 CENTRE STREET, BROOKLINE, MA 02446	LN-2017-0090	12/31/2021
Lodging House License	BOSTON UNIVERSITY 1053 BEACON ST	1053 BEACON STREET, BROOKLINE, MA 02446	LN-2017-0091	12/31/2021
Lodging House License	BOSTON UNIVERSITY 141 CARLTON ST	141 CARLTON STREET, BROOKLINE, MA 02446	LN-2017-0092	12/31/2021
Lodging House License	BOSTON UNIVERSITY 37 CARLTON ST	37 CARLTON STREET, BROOKLINE, MA 02446	LN-2017-0093	12/31/2021
Lodging House License	BOSTON UNIVERSITY 39 CARLTON ST	39 CARLTON STREET, BROOKLINE, MA 02446	LN-2017-0094	12/31/2021
Lodging House License	CARITAS COMMUNITIES INC.	1876 BEACON STREET, #1, BROOKLINE, MA 02445	LN-2017-0095	12/31/2021
Lodging House License	Children's Hospital Medical 241 KENT ST	241 KENT STREET, BROOKLINE, MA 02446	LN-2017-0096	12/31/2021
Lodging House License	Children's Oncology 229 KENT ST	229 KENT STREET, BROOKLINE, MA 02446	LN-2017-0097	12/31/2021
Lodging House License	EPSILON THETA HOUSE	259 SAINT PAUL STREET, BROOKLINE, MA 02446	LN-2017-0098	12/31/2021
Lodging House License	HELLENIC COLLEGE	50 GODDARD AVENUE, BROOKLINE, MA 02445	LN-2017-0099	12/31/2021
Lodging House License	Longwood Guest House	83 LONGWOOD AVENUE, BROOKLINE, MA 02446	BUSI21-00001	12/31/2021
Lodging House License	Lyons Investments, LLC	1025 BEACON STREET, BROOKLINE, MA 02446	LN-2017-0100	12/31/2021
Lodging House License	Pine Manor College Lodging	400 Heath Street, Brookline, MA 02467	LN-2017-0104	12/31/2021
Lodging House License	Sara Wallace House	1017 BEACON STREET, #16, BROOKLINE, MA 02446	LN-2017-0108	12/31/2021
Lodging House License	THE BERTRAM INN	97 SEWALL AVENUE, BROOKLINE, MA 02446	BUSI21-00003	12/31/2021
Lodging House License	ZETA BETA TAU, FRATERNITY HOUSE	58 MANCHESTER ROAD, BROOKLINE, MA 02446	LN-2017-0111	12/31/2021
Lodging House License	105 Marion Street	105 MARION STREET BROOKLINE, MA 02446	LN-2017-0065	12/31/2021
Innholder	Holiday Inn Brookline	1200 BEACON STREET, BROOKLINE, MA 02446	LN-2017-0520	12/31/2021
Innholder	Homewood Suites	111 BOYLSTON STREET, BROOKLINE, MA 02445	BUS-000005	12/31/2021
Innholder	BROOKLINE COURTYARD BY MARIOTT	40 WEBSTER STREET, BROOKLINE, MA 02445	LN-2017-0526	12/31/2021
Innholder	Hilton Garden Inn	700 BROOKLINE AVE, BROOKLINE, MA 02445	BUS-000011	12/31/2021

Town of Brookline
Select Board
Fiscal Year 2022
Tax Classification Hearing
November 30, 2021



Prepared by the Board of Assessors

FY2021–FY2022 Value Comparison

Class	FY21 Valuation	FY22 Valuation	Δ
Residential	24,675,534,471	25,395,421,181	2.9%
Commercial	2,446,579,340	2,412,268,798	-1.4%
Industrial	21,043,700	21,051,100	0%
Personal Property	267,196,984	288,617,670	8.0%
Total Taxable Property	\$27,410,354,495	28,117,358,749	2.6%
Combined CIP	2,734,820,024	2,721,937,568	-0.5%
Tax Exempt Real Estate	3,136,997,989	3,218,883,421	2.6%

Average Value Change / Class

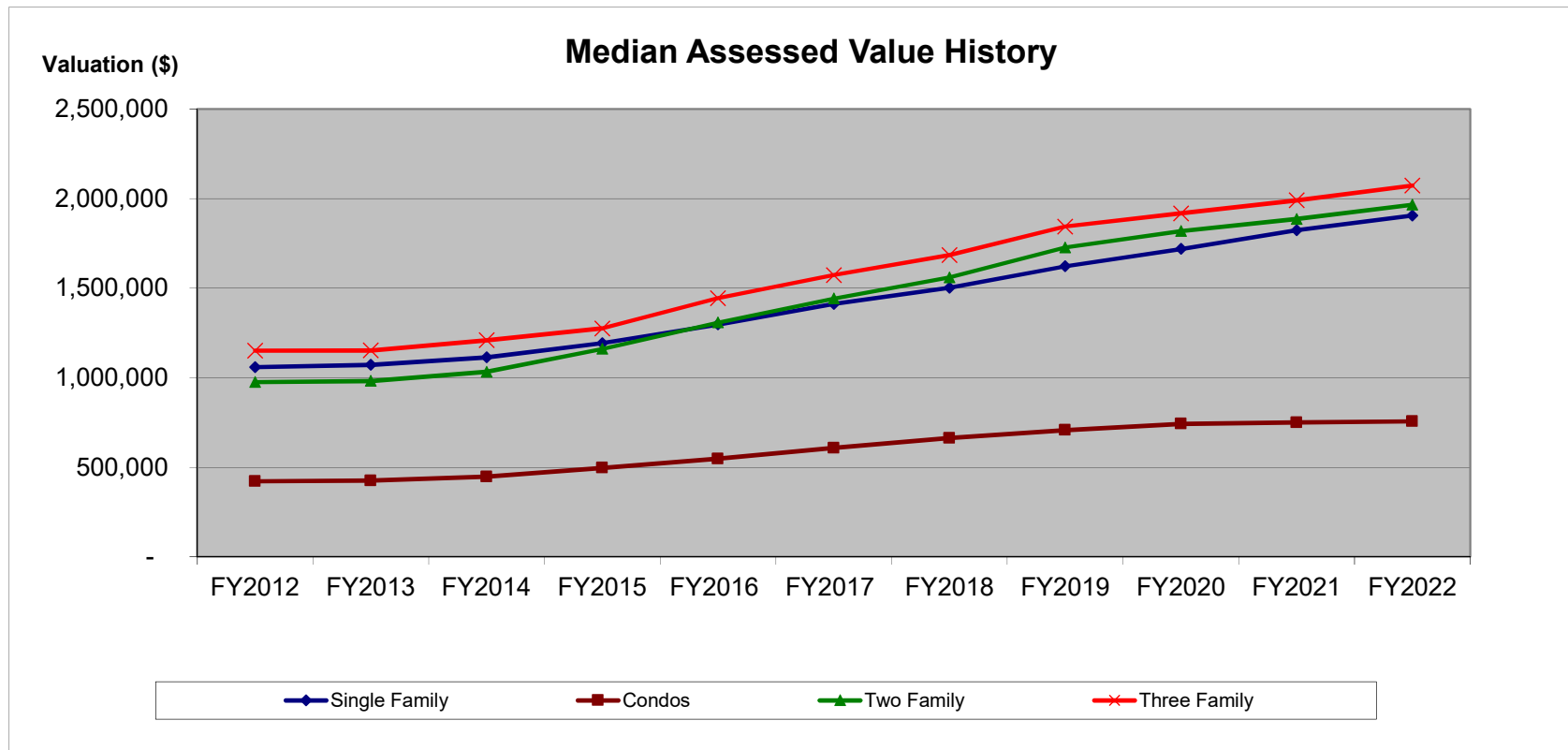
Use Class	FY22 Parcels	FY22 Value/ Parcel	FY21 Value/ Parcel	Δ
Single Family	4,578	\$2,262,816	\$2,163,660	4.6%
Res. Condo	10,367	864,820	852,313	1.1%
2 & 3 Family	1,175	2,030,278	1,952,216	4.0%
Apartments	354	6,891,929	6,986,714	-1.4%
Commercial	452	4,572,480	4,608,082	-.8%
Industrial	7	3,007,300	3,006,243	0.0%

Top Municipalities (FY2021)

Municipality	Total Assessed Value	Percent RES	Percent CIP	RES Rate	CIP Rate
Boston	\$190,652,929,965	66.68%	33.32%	\$10.67	\$24.55
Cambridge	\$60,234,892,929	56.67%	43.33%	\$5.85	\$11.85
Newton	\$32,193,160,800	89.94%	10.06%	\$10.76	\$20.12
Brookline	\$27,410,354,495	90.02%	9.98%	\$9.80	\$15.99
Nantucket	\$24,389,079,804	92.60%	7.40%	\$3.63	\$6.20

9.A.

MEDIAN ASSESSED VALUE HISTORY	FY2012	FY2013	FY2014	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022
Single Family	1,059,400	1,071,750	1,114,000	1,193,600	1,298,000	1,412,200	1,502,800	1,622,350	1,719,250	1,824,450	1,906,350
Condo	421,900	425,200	447,000	496,150	547,800	607,150	662,650	707,500	742,500	750,100	756,000
Two Family	975,400	981,500	1,032,400	1,160,450	1,307,850	1,442,000	1,559,650	1,726,800	1,818,700	1,885,900	1,966,300
Three Family	1,151,400	1,152,400	1,209,400	1,275,300	1,444,000	1,573,250	1,685,100	1,843,800	1,918,000	1,990,800	2,072,950



FY2022 New Growth

Category	Value Growth	Tax Growth
Single Family Permits	72,465,200	\$710,159
Res. Condominiums	48,164,800	\$472,015
Multi-Family.& Apts.	55,730,900	\$546,163
Commercial	62,974,680	\$1,006,965
Personal Property	35,985,100	\$575,402
Total All Classes	290,436,280	\$3,458,837

FY2022 Tax Levy

Tax Levy	Amount	Percent
FY2021 Levy Limit	\$242,349,097	
Allowable 2.5% Increase	6,058,727	2.5%
Allowable New Growth	3,458,837	1.4%
FY2022 Maximum Levy	251,866,661	
Total FY22Debt Exclusion	20,258,192	8.4%
Total FY2022 Levy	\$272,124,853	

Residential Exemption FY22?

1. Total Residential Value = \$25,395,421,181/
2. Total Residential Parcel Count; 17,169 =
3. Average Residential Value; \$1,479,144
4. Times the selected Exemption Factor; 21% =
5. Residential Exemption Value; \$310,620
6. Times the selected Residential Tax Rate =
7. Total Residential Exemption Tax Amount

Residential Exemption Amounts

Classification	Tax Rate	Tax Amount
Single Tax Rate (No Shift)	11.03	\$3,426
170% CIP Shift - Residential Rate =	10.20	\$3,168
172% CIP Shift - Residential Rate =	10.18	\$3,162
175% CIP Shift - Residential Rate =	10.14	\$3,150



Fiscal Year Exemption Amount

2021	\$2,965
2020	\$2,760
2019	\$2,593
2018	\$2,334

9.A.

FY22 Residential Exemption Factors & Impact Worksheet

Before Classification

Projected Total Tax Levy = \$	272,124,853	
Residential Levy @ MRF of 1.0 = \$	245,781,534	90.3194% % of Res. Value
Residential Tax Rate @ MRF of 1.0 =	9.68	Tax / Value = Rate
Avg. Res. Property Full Tax = \$	14,315.43	Before Classification
Eligible Properties =	10,024.66	<u>At 21% Residential Exemption</u>

Total Residential Value	\$ 25,395,421,181						
Total Residential Parcel Count	17,169						
Average Residential Value	1,479,144	Factor	Vote	Total Exempt Amount	Adj. Tax Rate	Adj. Tax	Tax Savings
Residential Exemption	517,700	35%		\$ 5,189,770,469	\$ 12.16	\$ 11,695	\$ 2,620
	443,743	30%		4,448,374,688	11.73	12,149	2,167
	310,620	21%		3,113,862,282	11.03	12,890	1,426
	295,829	20%		2,965,583,125	10.96	12,967	1,349
	221,872	15%		2,224,187,344	10.61	13,336	979
	147,914	10%		1,482,791,563	10.28	13,683	633
	73,957	5%		741,395,781	9.97	14,009	307

Using 21 %Residential Exemption Impact at Various Assessments

	Full Value	W/Res.Exempt.	Full Tax	Adj.Tax	Tax Δ
	\$ 500,000	\$ 189,380	4,839	2,089	(2,750)
	750,000	\$ 439,380	7,259	4,847	(2,412)
	1,000,000	\$ 689,380	9,678	7,604	(2,074)
	1,250,000	\$ 939,380	12,098	10,362	(1,736)
	1,500,000	\$ 1,189,380	14,517	13,120	(1,398)
	1,750,000	\$ 1,439,380	16,937	15,877	(1,059)
	2,000,000	\$ 1,689,380	19,356	18,635	(721)
	2,450,900	\$ 2,140,280	23,720	23,609	(111)
Break Even Value	2,533,400	\$ 2,222,780	24,519	24,519	0
	3,000,000	\$ 2,689,380	29,035	29,666	631
	3,500,000	\$ 3,189,380	33,874	35,181	1,308
	4,000,000	\$ 3,689,380	38,713	40,696	1,984

9.A.
Expanded Tax Rate worksheet
21% Res. Exemption

FY2022	At 21% RE	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000
Full Value Res.%		0.903194	0.903194	0.903194	0.903194	0.903194	0.903194	0.903194	0.903194
Full Value CIP%		0.096806	0.096806	0.096806	0.096806	0.096806	0.096806	0.096806	0.096806
Selected CIP Factor		1.750000	1.744000	1.736000	1.724000	1.719000	1.714000	1.711000	1.702000
Factored CIP %		0.169411	0.168830	0.168055	0.166894	0.166410	0.165925	0.165635	0.164764
Res Shifted %		0.830590	0.831170	0.831945	0.833106	0.833590	0.834075	0.834365	0.835236
Selected Res.Factor		0.919614	0.920257	0.921114	0.922400	0.922936	0.923472	0.923794	0.924758
Total Taxable Values		Tax Rates>							
Residential	\$ 22,281,561,041	10.14	10.15	10.16	10.17	10.18	10.19	10.19	10.20
CIP	2,721,937,568	16.94	16.88	16.80	16.69	16.64	16.59	16.56	16.47
Target Levy	272,124,853								
Actual Levy		272,044,651	272,104,151	272,109,211	272,032,614	272,119,333	272,206,051	272,124,393	272,102,234
Excess/Over		(80,202)	(20,703)	(15,642)	(92,240)	(5,521)	81,198	(460)	(22,619)
Cannot be over +		OVER							
Tax Rate Change Over FY21									
9.80	Residential	3.51%	3.58%	3.68%	3.82%	3.88%	3.94%	3.98%	4.09%
15.99	Commercial	5.92%	5.56%	5.07%	4.35%	4.04%	3.74%	3.56%	3.02%

FY21
Selected
Factor

TOWN OF BROOKLINE FY2022 TAX RATE OPTIONS WORKSHEET

Residential Exemption @ **21%**

Class	FY22 Valuation	% of Value
Residential	\$ 25,395,421,181	90.3194%
Taxable	22,281,561,041	
Rex. Exemption	3,113,860,140	
Commercial	2,412,268,798	8.5793%
Industrial	21,051,100	0.0749%
Personal Prop.	288,617,670	1.0265%
Total	\$ 28,117,358,749	100.000%
CIP Classes	2,721,937,568	9.6806%
FY22 Projected Levy	272,124,853	
Single Tax Rate	9.68	per \$1,000
RRw/RE & factor of 1	11.03	per \$1,000

Levy Limit Details

FY21 Levy Limit	\$ 242,349,097	
Allowable 2.5%	6,058,727	2.5%
New Growth	3,458,837	1.4%
FY22 Maximum Levy	251,866,661	

FY22 Debt. Exclusion	20,258,192	Δ Prior
Total Projected Levy	\$ 272,124,853	12.3%

FY21 Actual Levy	\$ 255,693,301
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FY22 Projected Levy	@1.714Shift	Levy %
Residential	\$ 227,049,107	83.4%
Commercial	40,019,539	14.7%
Industrial	349,238	0.1%
Personal Property	4,788,167	1.8%
Total	272,206,051	100.0%
Excess Levy	\$ 81,198	

Potential FY22 Tax Rates at Various Shifts 1.70-1.75 (Adjusted for the Residential Exemption)

MEDIAN VALUES & TAX AMOUNTS AFTER THE RESIDENTIAL EXEMPTION @ 21% (\$310,620)*

CIP Shift	FY21	1.75	1.744	1.736	1.724	1.719	1.714	1.711	1.702
Res. Levy %	82.90%	83.06%	83.12%	83.19%	83.31%	83.36%	83.41%	83.44%	83.52%
Res. Tax Rate	9.80	10.14	10.15	10.16	10.17	10.18	10.19	10.19	10.20
CIP Levy %	17.10%	16.94%	16.88%	16.81%	16.69%	16.64%	16.59%	16.56%	16.48%
CIP Tax Rate	15.99	16.94	16.88	16.80	16.69	16.64	16.59	16.56	16.47
Levy Shift	7.26%	7.20%	7.12%	7.01%	6.96%	6.91%	6.88%	6.80%	
FY22 Median SFL Value	1,595,730								
Real Estate Tax		16,187	16,198	16,213	16,236	16,246	16,255	16,261	16,278
Change over FY21	14,916	1,271	1,282	1,298	1,320	1,330	1,339	1,345	1,362
% Increase in Tax		8.5%	8.6%	8.7%	8.9%	8.9%	9.0%	9.0%	9.1%
FY22 Median Res. Condo	445,380								
Real Estate Tax		4,518	4,521	4,525	4,532	4,534	4,537	4,538	4,543
Change over FY21	4,386	132	135	139	146	148	151	152	157
% Increase in Tax		3.0%	3.1%	3.2%	3.3%	3.4%	3.4%	3.5%	3.6%
FY22 Median Two-Family	1,655,680								
Real Estate Tax		16,795	16,807	16,823	16,846	16,856	16,866	16,872	16,889
Change over FY21	15,518	1,277	1,289	1,304	1,328	1,338	1,347	1,353	1,371
% Increase in Tax		8.2%	8.3%	8.4%	8.6%	8.6%	8.7%	8.7%	8.8%
FY22 Median Three-Family	1,762,330								
Real Estate Tax		17,877	17,890	17,906	17,931	17,942	17,952	17,958	17,977
Change over FY21	16,546	1,331	1,343	1,360	1,385	1,395	1,406	1,412	1,431
% Increase in Tax		8.0%	8.1%	8.2%	8.4%	8.4%	8.5%	8.5%	8.6%
FY22 Median Multi-Fam./Apt.	3,358,000								
Real Estate Tax		34,064	34,087	34,119	34,167	34,187	34,206	34,218	34,254
Change over FY21	33,003	1,061	1,084	1,116	1,164	1,184	1,204	1,215	1,251
% Increase in Tax		3.2%	3.3%	3.4%	3.5%	3.6%	3.6%	3.7%	3.8%
FY22 Median Commercial	1,972,700								
Real Estate Tax		33,411	33,297	33,144	32,915	32,819	32,724	32,667	32,495
Change over FY21	31,849	1,562	1,448	1,295	1,066	971	875	818	646
% Increase in Tax		4.9%	4.5%	4.1%	3.3%	3.0%	2.7%	2.6%	2.0%

*Note: Apartment&Commercial
Medians Exclude Res. Ex.

FY21
Selected
Factor

Single Family& Condo. w/Res.Ex.(21%)

Med. SFL Value	\$1,595,730	1.75	1.744	1.736	1.719	1.711	1.702
Real Estate Tax	(81% RE)	16,187	16,198	16,213	16,246	16,261	16,278
Change over FY21	\$14,916	1,271	1,282	1,298	1,330	1,345	1,362
% Increase in Tax		8.5%	8.6%	8.7%	8.9%	9.0%	9.1%
Med. Res. Condo	\$445,380	1.75	1.744	1.736	1.719	1.711	1.702
Real Estate Tax	(54% RE)	4,518	4,521	4,525	4,534	4,538	4,543
Change over FY21	\$4,386	132	135	139	148	152	157
% Increase in Tax		3.0%	3.1%	3.2%	3.4%	3.5%	3.6%

Two Fam. & Three Fam. w/Res.Ex. (21%)

Med. Two-Family	\$1,655,680	1.75	1.744	1.736	1.719	1.711	1.702
Real Estate Tax	(65% RE)	16,795	16,807	16,823	16,856	16,872	16,889
Change over FY21	\$15,518	1,277	1,289	1,304	1,338	1,353	1,371
% Increase in Tax		8.2%	8.3%	8.4%	8.6%	8.7%	8.8%
Med. Three-Fam.	\$1,762,330	1.75	1.744	1.736	1.719	1.711	1.702
Real Estate Tax	(39% RE)	17,877	17,890	17,906	17,942	17,958	17,977
Change over FY21	\$16,546	1,331	1,343	1,360	1,395	1,412	1,431
% Increase in Tax		8.0%	8.1%	8.2%	8.4%	8.5%	8.6%

Apartments & Commercial

Med. Multi-Fam./Apt.	\$3,358,000	1.75	1.744	1.736	1.719	1.711	1.702
Real Estate Tax	(5% RE)	34,064	34,087	34,119	34,187	34,218	34,254
Change over FY21	\$33,003	1,061	1,084	1,116	1,184	1,215	1,251
% Increase in Tax		3.2%	3.3%	3.4%	3.6%	3.7%	3.8%
Med. Commercial	\$1,972,700	1.75	1.744	1.736	1.719	1.711	1.702
Real Estate Tax		33,411	33,297	33,144	32,819	32,667	32,495
Change over FY21	\$31,849	1,562	1,448	1,295	971	818	646
% Increase in Tax		4.9%	4.5%	4.1%	3.0%	2.6%	2.0%



BROOKLINE BOARD OF ASSESSORS

333 Washington Street, Brookline, MA 02445

(617) 730-2060

Date: November 24, 2021
 To: Select Board, Heather Hamilton, Chair
 From: Board of Assessors, Rachid Belhocine, Chair
 Re: Presentation of FY2022 Tax Rate Options & Assessment Information

The enclosed materials, along with the tax classification presentation on Tuesday evening November 30, are intended to assist you in determining the percentages of tax levy to be borne by each major class of property (residential, commercial, industrial, personal) and the percentage for the residential exemption for FY2022. The materials include an estimate of the tax rates based on the maximum allowable levy, less the excess levy capacity and various levy shift options, as well as the tax impact on each property group as represented by the median value by class. The requirements of the annual tax classification hearing are described in Chapter 40, Section 56 of the General Laws.

The FY2022 assessments are based on a valuation date of January 1, 2021. The market period used in this sales analysis was primarily calendar year 2020, although 24-months of sales from July 1, 2019 through June 30, 2021, were used for certain classes of property with a lower number of sales. Over that period the Brookline residential real estate market continued to see demand, although overall it showed more modest appreciation than seen in prior years.

The individual sales and FY2022 assessments will be displayed in the interactive Sales Map application on the Assessor's website. The median sale price of a single family home in Brookline in 2020 was \$2,250,000, while the median sale price of a condominium unit in 2020 was \$950,000. Apartment rental rates were stable in all areas of town and a slight increase in vacancy was observed. A number of Chapter 40B projects have been fully or partially constructed as of the assessment date of 1/1/2021 indicating that the rental market is predicted to be strong again after a short period of uncertainty. These developments include both market and affordable units. The list of the Chapter 40B projects is available on the Planning Department website.

Activity within the commercial sector has been slow and rents have seen a small to no appreciation. The hospitality sector, including hotels and restaurants, reported a significant rate of vacancy which caused a decrease in market value. Construction continued at 2 Brookline Place by Children's Hospital and the new Claremont Companies' Hilton Garden Inn at 700 Brookline Ave. These two projects added approximately \$50,000,000 to the FY2022 commercial tax base, which translated into about \$800,000 in tax dollar growth.

FISCAL YEAR 2022

ANNUAL TAX CLASSIFICATION REPORT

Select Board

Heather Hamilton, Chair
 Raul Fernandez, Vice-Chair
 Bernard Greene
 John VanScoyoc
 Miriam Aschkenasy

Board of Assessors

Rachid Belhocine, Chair
 Harold Petersen, Vice-Chair
 Mark Mazur, Clerk

Town Administrator

Deputy Town Administrator

Acting Finance Director

Melvin Kleckner
 Melissa Goff
 Justin Casanova-Davis

Chief Assessor

Town Accountant

Town Clerk

Rachid Belhocine
 Michael DiPietro
 Benjamin Kaufman

CLASSIFICATION HEARING

November 30, 2021

TAX CLASSIFICATION IN REVIEW

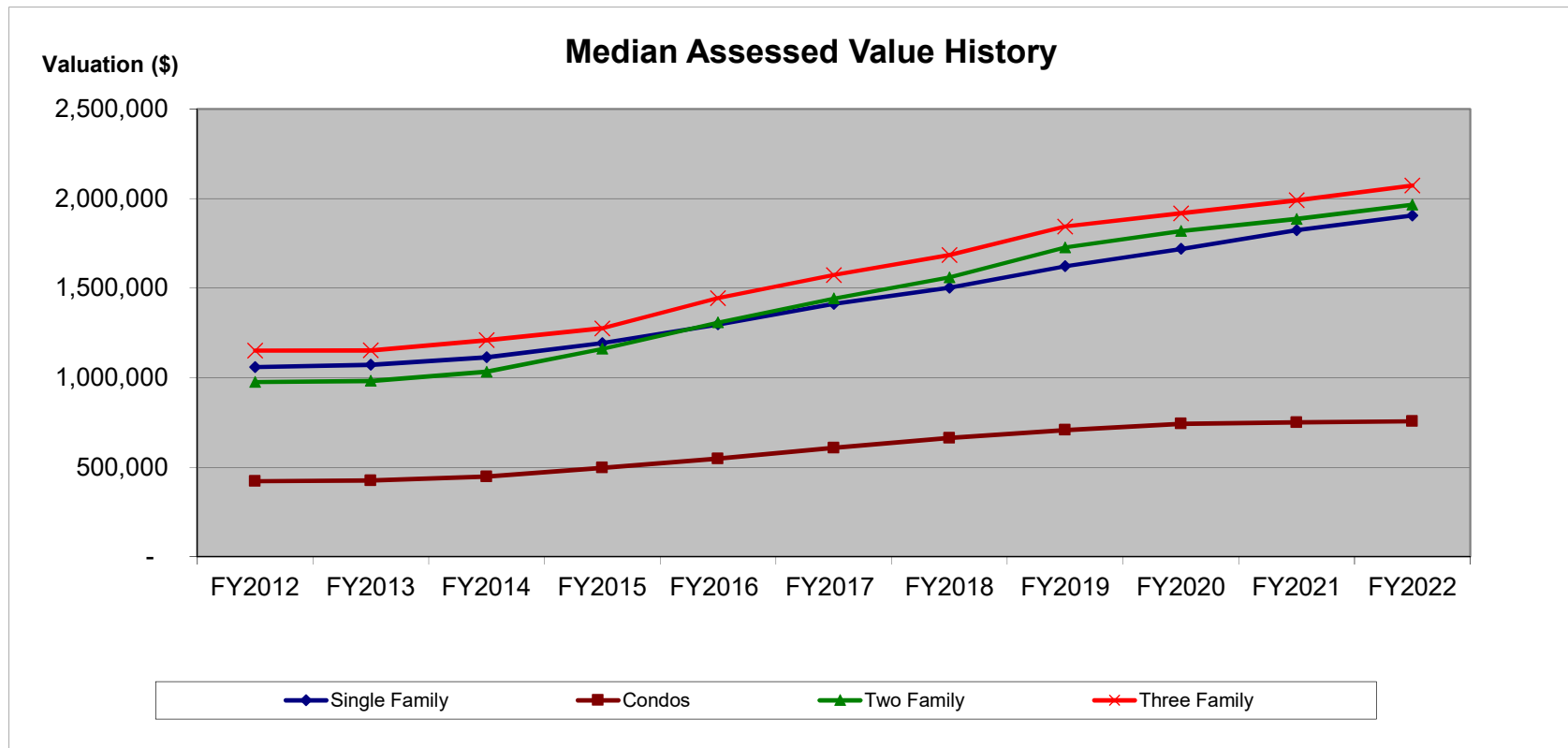
	FY2019	FY2020	FY2021
Maximum Allowable Levy	\$ 228,220,790	\$ 238,898,909	\$ 255,719,011
Residential Value Share	89.39%	89.75%	90.02%
Com./Ind./Pers.Prop. Val Share	10.61%	10.25%	9.98%
Selected Prior Year Shift	1.720	1.725	1.714
Residential Levy Percent	81.75%	82.32%	82.90%
Residential Levy	\$ 183,530,618	\$ 196,322,386	\$ 211,963,529
Residential Tax Rate	9.37	9.45	9.80
Commercial Tax Rate	15.37	15.53	15.99
Selected Res. Factor	0.91456	0.91721	0.92087
Total Tax Levy	\$ 224,490,477	\$ 238,487,743	\$ 255,693,301
Excess Capacity	\$ 3,730,313	\$ 411,166	\$ 25,710
Total Residential Value	\$ 22,455,633,846	\$ 23,776,456,515	\$ 24,675,534,471
Residential Parcels	17,039	17,096	17,125
Average Residential Value	\$ 1,317,896	\$ 1,390,761	\$ 1,440,907
Residential Exemption %	21.0%	21.0%	21.0%
Res. Exemption Value	\$ 276,758	\$ 292,060	\$ 302,590
Res. Exemption Tax Amount	\$ 2,593	\$ 2,760	\$ 2,965
Eligible Parcels	10,364	10,327	10,118
Net Residential Value	\$ 19,587,288,316	\$ 20,774,855,659	\$ 21,628,931,531

9.A.

TOP 10 REAL ESTATE TAXPAYERS				
TAXPAYER	Property(s)	Parcels	FY21 Real Estate Tax	FY22 Taxable Value
Ten Brookline Place LLC	10 Brookline Place West	1	\$2,321,988	145,103,000
The Hamilton Company	Dexter Park Apartments	1	\$2,025,130	205,411,300
Chestnut Hill Realty	Hancock Village Apartments	4	\$1,696,785	151,346,600
Trustees of Boston University	Various Residential & Commercial	25	\$1,474,236	121,305,779
BCH Washington St. LLC	1 Brookline Place	1	\$1,294,053	84,105,500
Hersha Hospitality LP	Marriott Courtyard	1	\$1,269,718	65,159,400
90210 Beacon Owner LLC	Holiday Inn & Parking Garage	2	\$1,235,344	58,580,600
BCH PEARL STREET LLC	2 BROOKLINE PL	1	\$1,221,946	99,782,000
The Country Club	The Country Club	1	\$1,153,303	75,699,300
HRCA Brookline Housing	Hebrew Senior Life Apartments	4	\$864,056	87,520,900
TOP 5 PERSONAL PROPERTY TAXPAYERS				
TAXPAYER	Property	Acc's	FY21 Pers. Prop. Tax	FY22 Taxable Value
NStar Electric/ Eversource	Electric Distribution System	1	\$1,735,947	113,848,290
Boston Gas Co./National Grid	Natural Gas Distribution System	1	\$1,391,259	105,005,390
RCN-BecoCom, Inc.	Telephone-Communications Network	2	\$244,063	14,401,330
Comcast of Massachusetts, Inc.	Bundled; CATV, Internet & VoIP Services	1	\$192,800	12,758,640
Verizon New England	Land-line Telephone System	1	\$170,477	11,487,900

9.A.

MEDIAN ASSESSED VALUE HISTORY	FY2012	FY2013	FY2014	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022
Single Family	1,059,400	1,071,750	1,114,000	1,193,600	1,298,000	1,412,200	1,502,800	1,622,350	1,719,250	1,824,450	1,906,350
Condo	421,900	425,200	447,000	496,150	547,800	607,150	662,650	707,500	742,500	750,100	756,000
Two Family	975,400	981,500	1,032,400	1,160,450	1,307,850	1,442,000	1,559,650	1,726,800	1,818,700	1,885,900	1,966,300
Three Family	1,151,400	1,152,400	1,209,400	1,275,300	1,444,000	1,573,250	1,685,100	1,843,800	1,918,000	1,990,800	2,072,950



FY21 Personal Exemptions

Category (Chapter 59:5, clause:)	No.	Amount
17D Surviving Spouse & Minors	2	\$700
22 Veterans	54	\$50,755.08
37 Visually Impaired	31	\$26,985.73
41C Elderly	10	\$7,926.72
42 Surviving Spouse Police/Fire	1	\$8,679.96
Tax Deferrals (41A)	8	\$78,603.15
Senior Work-off Abatements	24	\$34,052.99
Total All Classes	130	\$207,704

New Senior Tax Relief Efforts

Senior Tax Deferrals

- Income Limit \$88,000
- Interest Rate .89%
- Minimum Age 65 yrs-old
- Watch Video Program on Assessor's Website produced by Brookline Age Friendly TV



Tax Aid Fund-Committee

- Voluntary Tax Bill Donations to the Tax Aid Fund using:
- For Seniors & Disabled Homeowners
- Applications & Requirements Available in the Assessor's Office



TAX ASSISTANCE PROGRAMS [Fiscal Year 2022]:**Assessor's Office – Town Hall Room 215**

Phone: 617-730-2060

Email: assessors@brooklinema.gov

Hours: Monday – Thursday, 8AM – 5PM;

Friday, 8AM – 12:30PM

Address: 333 Washington Street, Brookline MA 02445

Tax Exemption for Older Citizens (Clause 41C):

To qualify, a taxpayer:

- Must be over 65 years of age as of July 1, 2021 **AND**
- Must have primary residence in Massachusetts for ten years and owned property in the state for five years and must have occupied the property as of July 1, 2021 **AND**
- Must have a **whole estate** (the value of personal property excluding domicile) of less than \$48,232 if single, \$66,320 if married **AND**
- Must have a **gross income** less than \$24,117 if single, \$36,174 if married, after subtracting an allowable exclusion (\$4,911 worker, \$2,456 spouse).

Approved exemption amount ranges from \$500 to \$1,000.

Tax Deferral for Older Citizens (Clause 41A):

To qualify, a taxpayer:

- Must be over 65 years of age as of July 1, 2021 **AND**
- Must have primary residence in Massachusetts for ten years and owned property in the state for five years **AND**
- Must have occupied the property as of July 1, 2021 **AND**
- Must have a total gross income of less than \$88,000 per year

Approved taxpayer is entitled to defer (delay) payment of any portion of the property tax bill. Annual application.

Senior Circuit Breaker Credit:

To qualify, a taxpayer:

- Must be 65 or older before December 31, 2021 **AND**
- Must own or rent in Massachusetts as principal residence **AND**
- Must have gross income less than \$61,000 if such person is single and not head of household, less than \$76,000 if such person is head of household, or less than \$92,000 if such person files a joint tax return with spouse **AND**
- Must not have an assessed real estate valuation exceeding \$848,000

Upon approval, taxpayer is entitled up to \$1,150 of State Income Tax Credit (Not Property Taxes).

Senior Property Tax Work-Off Program:

To qualify, a taxpayer:

- Must be sixty (60) years of age or older as of July 1, 2021 **AND**
- Must own and occupy, as principal place of residence to which the tax work-off credit will be applied as of July 1, 2021 **AND**
- Must have gross income less than \$70,750 **AND**
- Must work as a volunteer for a designated Town Department for 111 hours within the tax year.
- Receive up to \$1,500 property tax abatement.

For applications contact the REAP Coordinator at the Brookline Senior Center at 617-730-2767.

Elderly, Surviving Spouse, Minor Child (Clause 17D):

To qualify, a taxpayer:

- Must be a surviving spouse or surviving minor child or must be over 70 years of age as of July 1, 2021 **AND**
- Must have owned and occupied the property for five years **AND**
- Must have a **whole estate** (the value of personal property less domicile) of less than \$62,483

Approved exemption amount ranges from \$175 to \$350.

Disabled Veteran (Clause 22):

To qualify, a taxpayer:

- Must be a veteran or spouse of a veteran **AND**
- Must have a service-connected disability of 10% or more **OR**
- Have been awarded the Purple Heart **OR**
- Be a veteran of the Spanish, Philippine or Chinese Expedition **OR**
- Have been awarded the Congressional Medal of Honor, Distinguished Service Cross, Air Force Cross or Navy Cross **OR**
- Surviving parents of military personnel who died in military service (Gold Star Parents)

Exemption is \$400 up to full tax bill amount.

Blind Person (Clause 37A):

To qualify, a taxpayer:

- Must be a legal resident of the Commonwealth of Massachusetts **AND**
- Own and occupy the property as his/her domicile as of July 1 **AND**
- File current proof of blindness each year with the application.

Approved exemption amount ranges from \$500 to \$1,000.

MDM-1 - Fiscal Year 2021

Clauses with an asterisk by State Reimbursement column are not reimbursed by the Commonwealth.

Clause	Type	Number of Exemptions Granted	Tax Dollars Abated on Exemptions	State Reimbursement
17	Surviving Spouses, minors or persons 70 years or over	0	0.00	0.00
17C	Surviving Spouses, minors or persons 70 years or over	0	0.00	0.00
17C 1/2	Surviving Spouses, minors or persons 70 years or over	0	0.00	0.00
17D	Surviving Spouses, minors or persons 70 years or over	2	700.00	1,464.00
18	Hardship	0	0.00	0.00*
18A	Deferred taxes	0	0.00	0.00*
22(a-f)	Veterans	44	34,240.94	9,900.00
Para	Paraplegics & surviving spouses of paraplegics (G.L. 58 §8)	0	0.00	0.00
22A	Veterans & surviving spouses	0	0.00	0.00
22B	Veterans & surviving spouses	0	0.00	0.00
22C	Veterans & surviving spouses	0	0.00	0.00
22D	Surviving spouse	0	0.00	0.00
22E	Veterans & surviving spouses	10	16,514.14	7,250.00
37	Blind	0	0.00	0.00
37A	Blind	31	26,985.73	2,712.50
41	Certain elderly persons 70 years of age or over	0	0.00	
41B	Certain elderly persons 70 years of age or over	0	0.00	
41C	Certain elderly persons 70 years of age or over	10	7,926.72	
41C 1/2	Certain elderly persons 70 years of age or over	0	0.00	
41A	Deferred taxes -- persons 65 years or over	8	78,603.15	0.00*
42	Surv. spouses of police officers/firefighters killed in the line of duty	1	8,679.96	0.00*
43	Surv. minors of police officers/firefighters killed in the line of duty	0	0.00	0.00*
50	Elderly housing (G.L. 59 §5)	0	0.00	0.00*
52	Elderly persons water/sewer debt shift (G.L. 59 §5)	0	0.00	0.00*
53	Septic system/cesspool (G.L. 59 §5)	0	0.00	0.00*
56	Guardsman and Reservists Deployed	0	0.00	0.00*
57	Optional Senior Exemption	0	0.00	0.00*
Total		106	173,650.64	21,326.50
Chapter 73, §4, Acts of 1986, percentage adopted			0.00	

Signatures

Assessor/Assessing Clerk

Rachid Belhocine, Chief Assessor , Brookline , rbelhocine@brooklinema.gov 617-730-2060 | 6/16/2021 8:45 AM

Documents

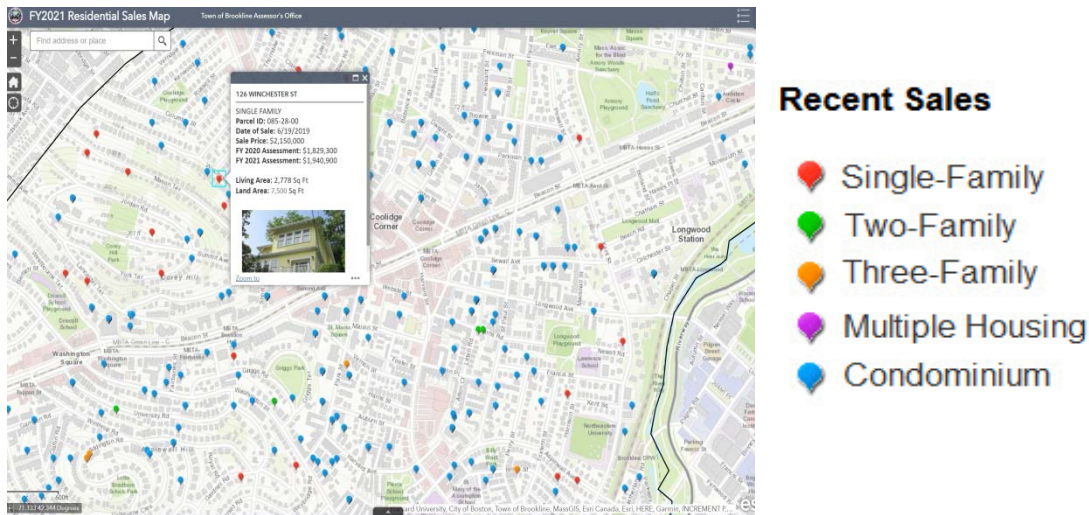
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9.A.

Tax Rate History for the Town of Brookline				
Fiscal Year		Tax Rates & Res. Exem.	Billing Date	Tax Bill & Abatement Due Date
FY 2010 Update	Residential Commercial Res. Exemption Res. Exemption Tax	10.97 17.80 162,904 1,787.06	31-Dec-09 Thursday	1-Feb-10 Monday
FY 2011 Update	Residential Commercial Res. Exemption Res. Exemption Tax	11.30 18.30 162,607 1,837.46	31-Dec-10 Friday	1-Feb-11 Tuesday
FY 2012 Revaluation	Residential Commercial Res. Exemption Res. Exemption Tax	11.40 18.58 165,764 1,889.71	28-Dec-11 Wednesday	1-Feb-12 Wednesday
FY 2013 Update	Residential Commercial Res. Exemption Res. Exemption Tax	11.65 18.97 167,761 1,954.42	31-Dec-12 Friday	1-Feb-13 Friday
FY 2014 Update	Residential Commercial Res. Exemption Res. Exemption Tax	11.39 18.50 175,127 1,994.70	31-Dec-13 Tuesday	3-Feb-14 Monday
FY 2015 Revaluation	Residential Commercial Res. Exemption Res. Exemption Tax	10.68 17.39 191,357 2,043.69	31-Dec-14 Tuesday	2-Feb-15 Monday
FY 2016 Update	Residential Commercial Res. Exemption Res. Exemption Tax	10.42 16.99 209,531 2,183.31	31-Dec-15 Thursday	1-Feb-16 Monday
FY 2017 Update	Residential Commercial Res. Exemption Res. Exemption Tax	9.88 16.20 229,655 2,268.99	30-Dec-16 Friday	1-Feb-17 Wednesday
FY 2018 Update	Residential Commercial Res. Exemption Res. Exemption Tax	9.46 15.72 246,775 2,334.49	29-Dec-17 Friday	1-Feb-18 Thursday
FY 2019 Revaluation	Residential Commercial Res. Exemption Res. Exemption Tax	9.37 15.37 276,758 2,593.22	28-Dec-18 Friday	1-Feb-19 Friday
FY 2020 Update	Residential Commercial Res. Exemption Res. Exemption Tax	9.45 15.53 292,060 2,759.97	30-Dec-19 Friday	3-Feb-20 Friday
FY 2021 Update	Residential Commercial Res. Exemption Res. Exemption Tax	9.80 15.99 302,590 2,965.38	31-Dec-20 Thursday	1-Feb-21 Monday

9.A.

The Assessors have created an On-Line interactive GIS map to view the property and its location for all One, Two & Three Family and Residential Condominium sales used to determine the FY2022 assessments. The map will be on the Town's website in the Maps section or Assessor's page.



FY2022 Sales & Assessments

Displayed are the valid 2020 single-family, and residential condominium sales and the July 1, 2019 to June 30, 2021 valid two and three-family sales used to determine the fiscal year 2022 assessments for Brookline, Massachusetts. To display details about each sale property, click on the pin (zoom in and out). To see sales near an address, enter the address in the search field in the Title box. For complete property records see the [Assessor's On-line Database](#). Plus the attached summary of sale properties.

Each property has:

Address
Sale date & Sale price
Lot size
Finished living area
Condo Unit parking
Tax Assessment
House photo

Single Family Sales

Address: **19 ST MARYS CT**

Parcel ID: 001-27-00

Use: SINGLE FAM

Sale Date: 5/22/2020

Sale Price: \$2,250,000

FY 2022 Value: \$2,062,200

Address: **156 IVY ST**

Parcel ID: 009-02-00

Use: SINGLE FAM

Sale Date: 6/15/2020

Sale Price: \$4,860,000

FY 2022 Value: \$5,778,700

Address: **53 POWELL ST**

Parcel ID: 011-11-00

Use: SINGLE FAM

Sale Date: 12/18/2020

Sale Price: \$3,000,000

FY 2022 Value: \$2,871,600

Address: **12 WORTHINGTON RD**

Parcel ID: 014-02-00

Use: SINGLE FAM

Sale Date: 11/17/2020

Sale Price: \$4,000,000

FY 2022 Value: \$3,970,800

Address: **53 CROWNINSHIELD RD**

Parcel ID: 027-46-00

Use: SINGLE FAM

Sale Date: 11/30/2020

Sale Price: \$4,000,000

FY 2022 Value: \$2,929,800



9.A.

Single Family Sales

Address: **228 PLEASANT ST**

Parcel ID: 029-01-00

Use: SINGLE FAM

Sale Date: 7/21/2020

Sale Price: \$1,400,000

FY 2022 Value: \$1,613,900



Address: **98 CROWNINSHIELD RD**

Parcel ID: 031-06-00

Use: SINGLE FAM

Sale Date: 3/27/2020

Sale Price: \$2,455,000

FY 2022 Value: \$2,332,600



Address: **12 STETSON ST**

Parcel ID: 033-17-00

Use: SINGLE FAM

Sale Date: 9/15/2020

Sale Price: \$2,750,000

FY 2022 Value: \$2,321,700



Address: **12 MANCHESTER RD**

Parcel ID: 049-02-00

Use: SINGLE FAM

Sale Date: 9/1/2020

Sale Price: \$2,000,000

FY 2022 Value: \$1,824,000



Address: **105 STEDMAN ST**

Parcel ID: 049-26-00

Use: SINGLE FAM

Sale Date: 2/4/2020

Sale Price: \$1,600,000

FY 2022 Value: \$1,350,400



Single Family Sales

Address: **33 NAPLES RD**
 Parcel ID: 051-10-00
 Use: SINGLE FAM
 Sale Date: 7/21/2020
 Sale Price: \$2,920,000
 FY 2022 Value: \$2,747,400



Address: **114 NAPLES RD**
 Parcel ID: 062-03-00
 Use: SINGLE FAM
 Sale Date: 8/6/2020
 Sale Price: \$2,620,000
 FY 2022 Value: \$2,679,000



Address: **18 THORNDIKE ST**
 Parcel ID: 075-12-00
 Use: SINGLE FAM
 Sale Date: 12/3/2020
 Sale Price: \$2,200,000
 FY 2022 Value: \$1,940,200



Address: **39 THORNDIKE ST**
 Parcel ID: 076-07-00
 Use: SINGLE FAM
 Sale Date: 10/30/2020
 Sale Price: \$1,865,000
 FY 2022 Value: \$1,809,400



Address: **49 THORNDIKE ST**
 Parcel ID: 076-09-00
 Use: SINGLE FAM
 Sale Date: 7/31/2020
 Sale Price: \$2,485,000
 FY 2022 Value: \$2,223,500



Single Family Sales

Address: **236 MASON TER**
 Parcel ID: 086-17-00
 Use: SINGLE FAM
 Sale Date: 12/15/2020
 Sale Price: \$1935000
 FY 2022 Value: \$2069900



Address: **81 SUMMIT AVE**
 Parcel ID: 086-40-00
 Use: SINGLE FAM
 Sale Date: 12/30/2020
 Sale Price: \$1,625,000
 FY 2022 Value: \$1,582,900



Address: **15 JORDAN RD**
 Parcel ID: 086-44-00
 Use: SINGLE FAM
 Sale Date: 9/15/2020
 Sale Price: \$2,520,000
 FY 2022 Value: \$2,126,800



Address: **24 JORDAN RD**
 Parcel ID: 086B-22-00
 Use: SINGLE FAM
 Sale Date: 7/24/2020
 Sale Price: \$2,050,000
 FY 2022 Value: \$1,671,100



Address: **118 YORK TER**
 Parcel ID: 088-28-00
 Use: SINGLE FAM
 Sale Date: 7/23/2020
 Sale Price: \$2,210,000
 FY 2022 Value: \$2,118,300



Single Family Sales

Address: **26 DOWNING RD**

Parcel ID: 096-07-00

Use: SINGLE FAM

Sale Date: 4/28/2020

Sale Price: \$2,000,000

FY 2022 Value: \$2,014,800

Address: **64 WILLISTON RD**

Parcel ID: 098-05-00

Use: SINGLE FAM

Sale Date: 6/15/2020

Sale Price: \$1,935,000

FY 2022 Value: \$2,249,000

Address: **1726 BEACON ST**

Parcel ID: 102-09-00

Use: SINGLE FAM

Sale Date: 3/27/2020

Sale Price: \$1,875,000

FY 2022 Value: \$1,858,700

Address: **23 KILSYTH RD**

Parcel ID: 107-14-00

Use: SINGLE FAM

Sale Date: 1/9/2020

Sale Price: \$2,700,000

FY 2022 Value: \$2,725,100

Address: **19 MONMOUTH CT**

Parcel ID: 114-11-00

Use: SINGLE FAM

Sale Date: 5/27/2020

Sale Price: \$2,350,000

FY 2022 Value: \$2,313,400



Single Family Sales

Address: **7 HAWES ST**
 Parcel ID: 115-07-00
 Use: SINGLE FAM
 Sale Date: 9/9/2020
 Sale Price: \$3,550,000
 FY 2022 Value: \$2,988,800



Address: **57 CHATHAM ST**
 Parcel ID: 118-08-00
 Use: SINGLE FAM
 Sale Date: 7/24/2020
 Sale Price: \$2,800,000
 FY 2022 Value: \$2,415,300



Address: **288 KENT ST**
 Parcel ID: 122-03-01
 Use: SINGLE FAM
 Sale Date: 6/12/2020
 Sale Price: \$2,268,000
 FY 2022 Value: \$2,197,300



Address: **232 KENT ST**
 Parcel ID: 126-06-00
 Use: SINGLE FAM
 Sale Date: 12/31/2020
 Sale Price: \$2,925,000
 FY 2022 Value: \$2,327,600



Address: **91 FRANCIS ST**
 Parcel ID: 126-19-00
 Use: SINGLE FAM
 Sale Date: 6/25/2020
 Sale Price: \$3,260,000
 FY 2022 Value: \$2,805,900



Single Family Sales

Address: **214 KENT ST**

Parcel ID: 129-18-00

Use: SINGLE FAM

Sale Date: 8/3/2020

Sale Price: \$1,385,000

FY 2022 Value: \$1,328,300

Address: **67 TOXTETH ST**

Parcel ID: 130-05-01

Use: SINGLE FAM

Sale Date: 8/28/2020

Sale Price: \$2,600,000

FY 2022 Value: \$2,503,800

Address: **16 HARRISON ST**

Parcel ID: 130-25-00

Use: SINGLE FAM

Sale Date: 11/30/2020

Sale Price: \$2,900,000

FY 2022 Value: \$2,443,400

Address: **72 TOXTETH ST**

Parcel ID: 131-21-00

Use: SINGLE FAM

Sale Date: 8/3/2020

Sale Price: \$3,325,000

FY 2022 Value: \$2,553,900

Address: **223 ASPINWALL AVE**

Parcel ID: 144-24-00

Use: SINGLE FAM

Sale Date: 6/12/2020

Sale Price: \$2,135,000

FY 2022 Value: \$2,112,900



Single Family Sales

Address: **39 LINDEN PL**
 Parcel ID: 147-12-00
 Use: SINGLE FAM
 Sale Date: 9/30/2020
 Sale Price: \$1,609,000
 FY 2022 Value: \$1,491,600



Address: **16 WHITE PL**
 Parcel ID: 184-15-00
 Use: SINGLE FAM
 Sale Date: 4/29/2020
 Sale Price: \$1,700,000
 FY 2022 Value: \$1,457,900



Address: **151 TAPPAN ST**
 Parcel ID: 204-04-00
 Use: SINGLE FAM
 Sale Date: 8/17/2020
 Sale Price: \$2,350,008
 FY 2022 Value: \$2,338,000



Address: **49 BLAKE RD**
 Parcel ID: 205-03-00
 Use: SINGLE FAM
 Sale Date: 6/18/2020
 Sale Price: \$1,795,000
 FY 2022 Value: \$1,617,900



Address: **59 STANTON RD**
 Parcel ID: 206-02-00
 Use: SINGLE FAM
 Sale Date: 7/31/2020
 Sale Price: \$1,810,000
 FY 2022 Value: \$1,684,600



Single Family Sales

Address: **87 GARDNER RD**
Parcel ID: 209-01-00
Use: SINGLE FAM
Sale Date: 11/10/2020
Sale Price: \$2,085,000
FY 2022 Value: \$1,643,800



Address: **46 GRIGGS RD**
Parcel ID: 212-21-00
Use: SINGLE FAM
Sale Date: 4/29/2020
Sale Price: \$2,700,000
FY 2022 Value: \$2,366,800



Address: **67 GRIGGS RD**
Parcel ID: 214-73-01
Use: SINGLE FAM
Sale Date: 4/6/2020
Sale Price: \$2,175,000
FY 2022 Value: \$2,092,200



Address: **41 UNIVERSITY RD**
Parcel ID: 217-11-00
Use: SINGLE FAM
Sale Date: 6/22/2020
Sale Price: \$2,325,000
FY 2022 Value: \$2,242,100



Address: **107 CLARK RD**
Parcel ID: 229-03-00
Use: SINGLE FAM
Sale Date: 6/30/2020
Sale Price: \$2,800,000
FY 2022 Value: \$2,518,400



9.A.

Single Family Sales

Address: **266 CLARK RD**
Parcel ID: 231-06-00
Use: SINGLE FAM
Sale Date: 9/4/2020
Sale Price: \$1,925,000
FY 2022 Value: \$1,522,900



Address: **98 CLARK RD**
Parcel ID: 231-36-02
Use: SINGLE FAM
Sale Date: 3/27/2020
Sale Price: \$1,500,000
FY 2022 Value: \$1,111,600



Address: **75 CLINTON RD**
Parcel ID: 231-51-00
Use: SINGLE FAM
Sale Date: 12/30/2020
Sale Price: \$1,900,000
FY 2022 Value: \$1,586,000



Address: **261 CLINTON RD**
Parcel ID: 233-01-00
Use: SINGLE FAM
Sale Date: 10/14/2020
Sale Price: \$2,250,000
FY 2022 Value: \$1,897,300



Address: **107 DEAN RD**
Parcel ID: 240-07-00
Use: SINGLE FAM
Sale Date: 10/15/2020
Sale Price: \$3,150,000
FY 2022 Value: \$3,066,200



Single Family Sales

Address: **176 CLINTON RD**

Parcel ID: 245-08-00

Use: SINGLE FAM

Sale Date: 7/2/2020

Sale Price: \$2,550,000

FY 2022 Value: \$2,942,100

Address: **122 CLINTON RD**

Parcel ID: 247-05-00

Use: SINGLE FAM

Sale Date: 2/4/2020

Sale Price: \$4,800,000

FY 2022 Value: \$4,848,900

Address: **74 HOLLAND RD**

Parcel ID: 250-07-00

Use: SINGLE FAM

Sale Date: 5/5/2020

Sale Price: \$2,500,000

FY 2022 Value: \$2,812,300

Address: **155 SEAVER ST**

Parcel ID: 251-04-01

Use: SINGLE FAM

Sale Date: 11/23/2020

Sale Price: \$2,575,000

FY 2022 Value: \$2,454,600

Address: **93 SEAVER ST**

Parcel ID: 251-09-00

Use: SINGLE FAM

Sale Date: 7/31/2020

Sale Price: \$2,550,000

FY 2022 Value: \$2,880,600



9.A.

Single Family Sales

Address: **45 LEICESTER ST**

Parcel ID: 254-12-00

Use: SINGLE FAM

Sale Date: 12/29/2020

Sale Price: \$8,350,000

FY 2022 Value: \$7,564,300



Address: **4 FISHER AVE**

Parcel ID: 255-02-00

Use: SINGLE FAM

Sale Date: 8/24/2020

Sale Price: \$2,100,000

FY 2022 Value: \$2,053,400



Address: **683 BOYLSTON ST**

Parcel ID: 255-03-00

Use: SINGLE FAM

Sale Date: 11/30/2020

Sale Price: \$2,050,000

FY 2022 Value: \$1,770,100



Address: **691 BOYLSTON ST**

Parcel ID: 255-04-00

Use: SINGLE FAM

Sale Date: 7/1/2020

Sale Price: \$1,860,000

FY 2022 Value: \$2,008,200



Address: **46 CHANNING RD**

Parcel ID: 255-08-00

Use: SINGLE FAM

Sale Date: 6/19/2020

Sale Price: \$2,100,000

FY 2022 Value: \$2,012,900



Single Family Sales

Address: **11 HYSLOP RD EXT**

Parcel ID: 256A-02-01

Use: SINGLE FAM

Sale Date: 11/30/2020

Sale Price: \$1,340,000

FY 2022 Value: \$1,336,700

Address: **660 CHESTNUT HILL AVE**

Parcel ID: 256A-11-00

Use: SINGLE FAM

Sale Date: 5/27/2020

Sale Price: \$980,000

FY 2022 Value: \$986,100

Address: **348 BUCKMINSTER RD**

Parcel ID: 257-11-00

Use: SINGLE FAM

Sale Date: 4/24/2020

Sale Price: \$3,775,000

FY 2022 Value: \$3,733,500

Address: **44 PENNIMAN RD**

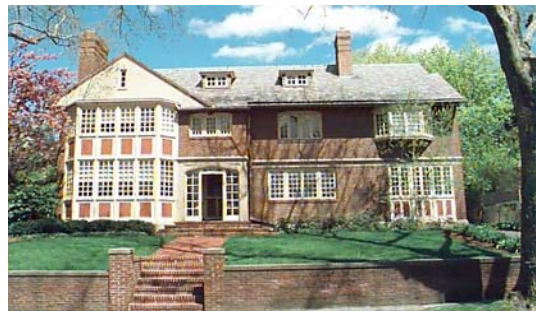
Parcel ID: 259-04-00

Use: SINGLE FAM

Sale Date: 10/30/2020

Sale Price: \$3,350,000

FY 2022 Value: \$3,144,800

Address: **33 TAYLOR CSWY**

Parcel ID: 264B-01-00

Use: SINGLE FAM

Sale Date: 11/10/2020

Sale Price: \$4,125,000

FY 2022 Value: \$3,462,800



Single Family Sales

Address: **260 ELIOT ST**
 Parcel ID: 265-03-00
 Use: SINGLE FAM
 Sale Date: 12/16/2020
 Sale Price: \$3,318,000
 FY 2022 Value: \$3,192,900



Address: **284 DEAN RD**
 Parcel ID: 267-06-00
 Use: SINGLE FAM
 Sale Date: 10/21/2020
 Sale Price: \$3,000,000
 FY 2022 Value: \$2,488,800



Address: **505 CHESTNUT HILL AVE**
 Parcel ID: 267-19-00
 Use: SINGLE FAM
 Sale Date: 1/22/2020
 Sale Price: \$2,090,000
 FY 2022 Value: \$2,332,800



Address: **187 RESERVOIR RD**
 Parcel ID: 277-06-01
 Use: SINGLE FAM
 Sale Date: 5/27/2020
 Sale Price: \$1,350,000
 FY 2022 Value: \$1,360,000



Address: **209 RESERVOIR RD**
 Parcel ID: 277-08-00
 Use: SINGLE FAM
 Sale Date: 12/21/2020
 Sale Price: \$1,650,000
 FY 2022 Value: \$1,409,800



Single Family Sales

Address: **136 ELIOT ST**
 Parcel ID: 277-23-00
 Use: SINGLE FAM
 Sale Date: 10/2/2020
 Sale Price: \$1,650,000
 FY 2022 Value: \$1,503,100



Address: **7 FAIRWAY RD**
 Parcel ID: 278-01-00
 Use: SINGLE FAM
 Sale Date: 9/16/2020
 Sale Price: \$2,040,000
 FY 2022 Value: \$1,842,500



Address: **62 FAIRWAY RD**
 Parcel ID: 278C-12-00
 Use: SINGLE FAM
 Sale Date: 6/26/2020
 Sale Price: \$2,400,000
 FY 2022 Value: \$2,345,200



Address: **19 CRAFTS RD**
 Parcel ID: 278C-36-37
 Use: SINGLE FAM
 Sale Date: 11/20/2020
 Sale Price: \$3,700,000
 FY 2022 Value: \$3,432,400



Address: **135 CRAFTS RD**
 Parcel ID: 278D-08-00
 Use: SINGLE FAM
 Sale Date: 4/30/2020
 Sale Price: \$3,000,000
 FY 2022 Value: \$3,322,000



Single Family Sales

Address: **56 SPOONER RD**

Parcel ID: 281-27-00

Use: SINGLE FAM

Sale Date: 9/14/2020

Sale Price: \$2,350,000

FY 2022 Value: \$2,015,700

Address: **18 SPOONER RD**

Parcel ID: 281-31-00

Use: SINGLE FAM

Sale Date: 6/5/2020

Sale Price: \$3,495,000

FY 2022 Value: \$2,857,400

Address: **230 MIDDLESEX RD**

Parcel ID: 282-03-00

Use: SINGLE FAM

Sale Date: 5/12/2020

Sale Price: \$1,535,000

FY 2022 Value: \$1,601,200

Address: **35 ALLERTON ST**

Parcel ID: 295-03-00

Use: SINGLE FAM

Sale Date: 10/15/2020

Sale Price: \$3,250,000

FY 2022 Value: \$2,992,100

Address: **5 FRANKLIN CT**

Parcel ID: 304-20-00

Use: SINGLE FAM

Sale Date: 7/13/2020

Sale Price: \$830,000

FY 2022 Value: \$753,900



Single Family Sales

Address: **84 UPLAND RD**
 Parcel ID: 308-42-00
 Use: SINGLE FAM
 Sale Date: 9/15/2020
 Sale Price: \$2,860,000
 FY 2022 Value: \$2,684,900



Address: **27 UPLAND RD**
 Parcel ID: 313-01-00
 Use: SINGLE FAM
 Sale Date: 3/27/2020
 Sale Price: \$1,280,000
 FY 2022 Value: \$1,243,300



Address: **30 WARREN ST**
 Parcel ID: 322-14-00
 Use: SINGLE FAM
 Sale Date: 12/15/2020
 Sale Price: \$3,988,000
 FY 2022 Value: \$4,812,900



Address: **38 WELCH RD**
 Parcel ID: 328-06-00
 Use: SINGLE FAM
 Sale Date: 8/20/2020
 Sale Price: \$2,900,000
 FY 2022 Value: \$3,359,100



Address: **141 CHESTNUT ST**
 Parcel ID: 330-05-02
 Use: SINGLE FAM
 Sale Date: 4/17/2020
 Sale Price: \$1,100,000
 FY 2022 Value: \$975,400



9.A.

Single Family Sales

Address: **82 SARGENT BEECHWD**

Parcel ID: 330-31-00

Use: SINGLE FAM

Sale Date: 5/6/2020

Sale Price: \$4,300,000

FY 2022 Value: \$4,447,400



Address: **60 SARGENT BEECHWD**

Parcel ID: 330-32-00

Use: SINGLE FAM

Sale Date: 5/11/2020

Sale Price: \$4,300,000

FY 2022 Value: \$4,283,300



Address: **235 SARGENT RD**

Parcel ID: 333-11-00

Use: SINGLE FAM

Sale Date: 11/19/2020

Sale Price: \$3,965,000

FY 2022 Value: \$3,754,800



Address: **38 HEATH ST**

Parcel ID: 337-29-00

Use: SINGLE FAM

Sale Date: 1/17/2020

Sale Price: \$2,995,000

FY 2022 Value: \$3,331,300



Address: **73 DALE ST**

Parcel ID: 346-13-00

Use: SINGLE FAM

Sale Date: 8/31/2020

Sale Price: \$899,000

FY 2022 Value: \$838,400



Single Family Sales

Address: **85 SEARS RD**

Parcel ID: 347-16-00

Use: SINGLE FAM

Sale Date: 10/15/2020

Sale Price: \$7,250,000

FY 2022 Value: \$5,949,900

Address: **286 WARREN ST**

Parcel ID: 351-13-00

Use: SINGLE FAM

Sale Date: 6/1/2020

Sale Price: \$6,900,000

FY 2022 Value: \$7,367,700

Address: **285 GODDARD AVE**

Parcel ID: 355-04-00

Use: SINGLE FAM

Sale Date: 3/30/2020

Sale Price: \$2,200,000

FY 2022 Value: \$2,551,500

Address: **306 ALLANDALE RD**

Parcel ID: 359-11-00

Use: SINGLE FAM

Sale Date: 9/10/2020

Sale Price: \$1,730,000

FY 2022 Value: \$1,746,400

Address: **142 BELLINGHAM RD**

Parcel ID: 364-09-00

Use: SINGLE FAM

Sale Date: 12/17/2020

Sale Price: \$870,000

FY 2022 Value: \$826,400



9.A.

Single Family Sales

Address: **38 BAKER CIR**
Parcel ID: 365-10-00
Use: SINGLE FAM
Sale Date: 11/23/2020
Sale Price: \$1,700,000
FY 2022 Value: \$1,712,500



Address: **55 BAKER CIR**
Parcel ID: 365-16-01
Use: SINGLE FAM
Sale Date: 12/24/2020
Sale Price: \$1,925,000
FY 2022 Value: \$1,975,800



Address: **228 SOUTH ST**
Parcel ID: 375C-14-00
Use: SINGLE FAM
Sale Date: 7/24/2020
Sale Price: \$1,245,000
FY 2022 Value: \$1,020,900



Address: **111 WOODCLIFF RD**
Parcel ID: 376A-10-00
Use: SINGLE FAM
Sale Date: 12/18/2020
Sale Price: \$1,230,000
FY 2022 Value: \$1,065,100



Address: **46 CLEARWATER RD**
Parcel ID: 376A-23-00
Use: SINGLE FAM
Sale Date: 12/31/2020
Sale Price: \$1,151,000
FY 2022 Value: \$938,400



Single Family Sales

Address: **377 VFW PKY**
 Parcel ID: 377-06-00
 Use: SINGLE FAM
 Sale Date: 11/20/2020
 Sale Price: \$831,250
 FY 2022 Value: \$754,000



Address: **393 VFW PKY**
 Parcel ID: 377-10-00
 Use: SINGLE FAM
 Sale Date: 10/7/2020
 Sale Price: \$94,5000
 FY 2022 Value: \$729,100



Address: **466 VFW PKY**
 Parcel ID: 381-07-00
 Use: SINGLE FAM
 Sale Date: 1/22/2020
 Sale Price: \$790,000
 FY 2022 Value: \$796,100



Address: **46 ASHEVILLE RD**
 Parcel ID: 384-12-00
 Use: SINGLE FAM
 Sale Date: 9/16/2020
 Sale Price: \$875,000
 FY 2022 Value: \$871,700



Address: **169 BONAD RD**
 Parcel ID: 385-03-00
 Use: SINGLE FAM
 Sale Date: 4/17/2020
 Sale Price: \$1,000,000
 FY 2022 Value: \$944,100



9.A.

Single Family Sales

Address: **25 ASHEVILLE RD**

Parcel ID: 386-20-00

Use: SINGLE FAM

Sale Date: 6/1/2020

Sale Price: \$1,665,000

FY 2022 Value: \$1,754,800



Address: **296 RUSSETT RD**

Parcel ID: 387-03-00

Use: SINGLE FAM

Sale Date: 5/22/2020

Sale Price: \$1,325,000

FY 2022 Value: \$1,135,100



Address: **70 WALLIS RD**

Parcel ID: 393-25-00

Use: SINGLE FAM

Sale Date: 8/7/2020

Sale Price: \$1,534,000

FY 2022 Value: \$1,385,400



Address: **84 WALLIS RD**

Parcel ID: 398-01-00

Use: SINGLE FAM

Sale Date: 5/29/2020

Sale Price: \$1,502,000

FY 2022 Value: \$1,327,500



Address: **118 WALLIS RD**

Parcel ID: 398-05-00

Use: SINGLE FAM

Sale Date: 8/21/2020

Sale Price: \$1,700,000

FY 2022 Value: \$1,503,400



Single Family Sales

Address: **126 WALLIS RD**
 Parcel ID: 398-06-00
 Use: SINGLE FAM
 Sale Date: 12/28/2020
 Sale Price: \$1,705,000
 FY 2022 Value: \$1,630,400



Address: **132 BEVERLY RD**
 Parcel ID: 398A-03-00
 Use: SINGLE FAM
 Sale Date: 7/9/2020
 Sale Price: \$1,643,000
 FY 2022 Value: \$1,750,900



Address: **239 WOLCOTT RD**
 Parcel ID: 399-11-12
 Use: SINGLE FAM
 Sale Date: 7/29/2020
 Sale Price: \$2,272,500
 FY 2022 Value: \$2,291,000



Address: **24 WOLCOTT RD**
 Parcel ID: 399-16-00
 Use: SINGLE FAM
 Sale Date: 12/4/2020
 Sale Price: \$1,051,000
 FY 2022 Value: \$872,500



Address: **612 NEWTON ST**
 Parcel ID: 399-26-00
 Use: SINGLE FAM
 Sale Date: 5/11/2020
 Sale Price: \$2,099,000
 FY 2022 Value: \$2,422,100



Single Family Sales

Address: **93 WOLCOTT RD**

Parcel ID: 402-11-00

Use: SINGLE FAM

Sale Date: 5/4/2020

Sale Price: \$1,305,000

FY 2022 Value: \$1,083,800

Address: **8 BERESFORD RD**

Parcel ID: 412-08-01

Use: SINGLE FAM

Sale Date: 2/14/2020

Sale Price: \$2,990,000

FY 2022 Value: \$2,684,300

Address: **86 ARLINGTON RD**

Parcel ID: 413-11-00

Use: SINGLE FAM

Sale Date: 2/28/2020

Sale Price: \$1,400,000

FY 2022 Value: \$1,459,300

Address: **110 ARLINGTON RD**

Parcel ID: 413-14-00

Use: SINGLE FAM

Sale Date: 6/9/2020

Sale Price: \$1,400,000

FY 2022 Value: \$1,529,500

Address: **89 ARLINGTON RD**

Parcel ID: 415-12-00

Use: SINGLE FAM

Sale Date: 7/10/2020

Sale Price: \$2,335,000

FY 2022 Value: \$2,650,800



Single Family Sales

Address: **186 LAUREL RD**
 Parcel ID: 419A-03-00
 Use: SINGLE FAM
 Sale Date: 6/29/2020
 Sale Price: \$2,500,000
 FY 2022 Value: \$2,487,100



Address: **30 ASTON RD**
 Parcel ID: 419A-07-00
 Use: SINGLE FAM
 Sale Date: 1/24/2020
 Sale Price: \$3,280,000
 FY 2022 Value: \$3,673,000



Address: **15 CEDAR RD**
 Parcel ID: 420-02-00
 Use: SINGLE FAM
 Sale Date: 5/29/2020
 Sale Price: \$4,380,000
 FY 2022 Value: \$4,104,400



Address: **232 WOODLAND RD**
 Parcel ID: 420-05-00
 Use: SINGLE FAM
 Sale Date: 8/28/2020
 Sale Price: \$4,795,000
 FY 2022 Value: \$4,581,800



Address: **97 LAUREL RD**
 Parcel ID: 421-01-00
 Use: SINGLE FAM
 Sale Date: 12/4/2020
 Sale Price: \$3,725,000
 FY 2022 Value: \$3,886,900



9.A.

Single Family Sales

Address: **382 WOODLAND RD**

Parcel ID: 421-14-02

Use: SINGLE FAM

Sale Date: 2/28/2020

Sale Price: \$1,065,000

FY 2022 Value: \$1,029,100



Address: **235 WOODLAND RD**

Parcel ID: 422-05-00

Use: SINGLE FAM

Sale Date: 9/2/2020

Sale Price: \$1,850,000

FY 2022 Value: \$2,043,900



Address: **8 LYON RD**

Parcel ID: 423-01-01

Use: SINGLE FAM

Sale Date: 9/18/2020

Sale Price: \$2,050,000

FY 2022 Value: \$1,865,300



Address: **173 WOODLAND RD**

Parcel ID: 430-02-01

Use: SINGLE FAM

Sale Date: 7/10/2020

Sale Price: \$3,400,000

FY 2022 Value: \$3,974,800



Address: **58 RANDOLPH RD**

Parcel ID: 436-08-00

Use: SINGLE FAM

Sale Date: 3/6/2020

Sale Price: \$2,450,000

FY 2022 Value: \$2,761,600



Single Family Sales

Address: **45 SINGLETREE RD**

Parcel ID: 437-47-00

Use: SINGLE FAM

Sale Date: 1/31/2020

Sale Price: \$4,500,000

FY 2022 Value: \$4,075,200

Address: **8 SINGLETREE RD**

Parcel ID: 437-56-00

Use: SINGLE FAM

Sale Date: 9/25/2020

Sale Price: \$6,750,000

FY 2022 Value: \$6,697,000

Address: **11 CRAMOND RD**

Parcel ID: 438-04-00

Use: SINGLE FAM

Sale Date: 10/21/2020

Sale Price: \$7,020,000

FY 2022 Value: \$7,234,800

Address: **125 YARMOUTH RD**

Parcel ID: 440-23-00

Use: SINGLE FAM

Sale Date: 7/16/2020

Sale Price: \$7,550,000

FY 2022 Value: \$7,23,1800

Address: **168 WOODLAND RD**

Parcel ID: 441-53-01

Use: SINGLE FAM

Sale Date: 8/26/2020

Sale Price: \$23,000,000

FY 2022 Value: \$23,249,700



Two Family Sales

Address: **100 BROWNE ST**
 Parcel ID: 035-24-00
 Use: TWO FAM
 Sale Date: 12/9/2020
 Sale Price: \$1,380,000
 FY 2022 Value: \$1,326,400



Address: **63 GREEN ST**
 Parcel ID: 046-08-00
 Use: TWO FAM
 Sale Date: 9/2/2020
 Sale Price: \$3,200,000
 FY 2022 Value: \$3,047,900



Address: **102 FULLER ST**
 Parcel ID: 065-22-00
 Use: TWO FAM
 Sale Date: 6/11/2021
 Sale Price: \$2,100,000
 FY 2022 Value: \$2,119,800



Address: **116 THORNDIKE ST**
 Parcel ID: 069-13-00
 Use: TWO FAM
 Sale Date: 1/7/2021
 Sale Price: \$2,541,000
 FY 2022 Value: \$1,997,800



Address: **84 LAWTON ST**
 Parcel ID: 070-10-00
 Use: TWO FAM
 Sale Date: 7/22/2020
 Sale Price: \$2,160,000
 FY 2022 Value: \$1,978,400



Two Family Sales

Address: **96 VERNDALE ST**

Parcel ID: 072-20-00

Use: TWO FAM

Sale Date: 12/8/2020

Sale Price: \$2,105,000

FY 2022 Value: \$2,320,400

Address: **793 WASHINGTON ST**

Parcel ID: 094-04-01

Use: TWO FAM

Sale Date: 9/16/2019

Sale Price: \$2,080,000

FY 2022 Value: \$1,742,900

Address: **24 BARTLETT CRES**

Parcel ID: 094-12-00

Use: TWO FAM

Sale Date: 4/30/2021

Sale Price: \$2,300,000

FY 2022 Value: \$2,141,500

Address: **48 FRANCIS ST**

Parcel ID: 130-13-00

Use: TWO FAM

Sale Date: 4/15/2021

Sale Price: \$2,338,000

FY 2022 Value: \$1,881,800

Address: **47 BOWKER ST**

Parcel ID: 146-17-00

Use: TWO FAM

Sale Date: 5/25/2021

Sale Price: \$1,870,000

FY 2022 Value: \$1,775,900



Two Family Sales

Address: **41 STEARNS RD**

Parcel ID: 157-10-00

Use: TWO FAM

Sale Date: 12/9/2019

Sale Price: \$2,100,000

FY 2022 Value: \$1,692,800

Address: **45 STEARNS RD**

Parcel ID: 157-11-00

Use: TWO FAM

Sale Date: 4/30/2020

Sale Price: \$2,000,000

FY 2022 Value: \$1,981,000

Address: **261 TAPPAN ST**

Parcel ID: 222-31-32

Use: TWO FAM

Sale Date: 8/14/2020

Sale Price: \$3,400,000

FY 2022 Value: \$3,502,600

Address: **691 HEATH ST**

Parcel ID: 425-04-00

Use: TWO FAM

Sale Date: 5/28/2021

Sale Price: \$1,299,900

FY 2022 Value: \$1,424,900

Address: **30 SHEAFE ST**

Parcel ID: 428-02-02

Use: TWO FAM

Sale Date: 12/24/2020

Sale Price: \$1,792,000

FY 2022 Value: \$1,910,000



Two Family Sales

Address: **517 HEATH ST**

Parcel ID: 433-09-00

Use: TWO FAM

Sale Date: 7/11/2019

Sale Price: \$1,300,000

FY 2022 Value: \$1,088,900



Three Family Sales

Address: **189 BABCOCK ST**

Parcel ID: 027-25-00

Use: THREE FAM

Sale Date: 2/26/2021

Sale Price: \$2,800,000

FY 2022 Value: \$2716200

Address: **41 SUMMIT AVE**

Parcel ID: 085-54-00

Use: THREE FAM

Sale Date: 2/12/2021

Sale Price: \$2,150,000

FY 2022 Value: \$2,173,800

Address: **39 PERRY ST**

Parcel ID: 152-09-00

Use: THREE FAM

Sale Date: 8/19/2020

Sale Price: \$1,690,000

FY 2022 Value: \$1,752,200

Address: **77 PARK ST**

Parcel ID: 169-05-00

Use: THREE FAM

Sale Date: 6/19/2020

Sale Price: \$2,650,000

FY 2022 Value: \$2,669,500

Address: **50 GREENOUGH ST**

Parcel ID: 199-10-00

Use: THREE FAM

Sale Date: 12/23/2019

Sale Price: \$2,400,000

FY 2022 Value: \$1,787,100



Three Family Sales

Address: **354 TAPPAN ST**

Parcel ID: 225-18-00

Use: THREE FAM

Sale Date: 12/16/2020

Sale Price: \$2,756,000

FY 2022 Value: \$2,584,700

Address: **3 STRATHMORE RD**

Parcel ID: 235-03-00

Use: THREE FAM

Sale Date: 10/23/2020

Sale Price: \$2,762,500

FY 2022 Value: \$2,209,900

Address: **7 STRATHMORE RD**

Parcel ID: 235-05-00

Use: THREE FAM

Sale Date: 9/18/2020

Sale Price: \$2,400,000

FY 2022 Value: \$2,232,900

Address: **100 FRANKLIN ST**

Parcel ID: 303-10-00

Use: THREE FAM

Sale Date: 6/12/2020

Sale Price: \$1,425,000

FY 2022 Value: \$1,348,700

Address: **7 MULFORD ST**

Parcel ID: 317-23-00

Use: THREE FAM

Sale Date: 7/1/2020

Sale Price: \$1,590,000

FY 2022 Value: \$1,539,000



9.A.

Three Family Sales

Address: **17 EAST MILTON RD**

Parcel ID: 318-07-00

Use: THREE FAM

Sale Date: 9/6/2019

Sale Price: \$1,850,000

FY 2022 Value: \$1,896,400



Multi House Sales

Address: **96 IVY ST**
 Parcel ID: 001-21-00
 Use: MULTI FAM
 Sale Date: 11/1/2019
 Sale Price: \$4,000,000
 FY 2022 Value: \$3,818,900



Address: **191 BUCKMINSTER RD**
 Parcel ID: 247-27-00
 Use: MULTI FAM
 Sale Date: 3/12/2021
 Sale Price: \$2,550,000
 FY 2022 Value: \$2,554,300



Address: **80 SEAVER ST**
 Parcel ID: 252-01-00
 Use: MULTI FAM
 Sale Date: 3/12/2020
 Sale Price: \$6,000,000
 FY 2022 Value: \$6,471,800



9.A.

**THE FOLLOWING WORKSHEETS SHOW THE IMPACT
OF THE RESIDENTIAL EXEMPTION AT VARIOUS AMOUNTS**

9.A.

FY22 Residential Exemption Factors & Impact Worksheet

Before Classification

Projected Total Tax Levy =	\$	272,124,853	
Residential Levy @ MRF of 1.0 =	\$	245,781,534	90.3194% % of Res. Value
Residential Tax Rate @ MRF of 1.0 =		9.68	Tax / Value = Rate
Avg. Res.Property Full Tax =	\$	14,315.43	Before Classification
Eligible Properties =		10,029.18	At 20% Residential Exemption

Total Residential Value	\$	25,395,421,181						
Total Residential Parcel Count		17,169						
Average Residential Value		1,479,144	Factor	Vote	Total Exempt Amount	Adj. Tax Rate	Adj. Tax	Tax Savings
Residential Exemption	517,700	35%		\$	5,192,109,007	\$ 12.17	\$ 11,696	\$ 2,619
	443,743	30%		\$	4,450,379,149	11.73	12,150	2,165
	369,786	25%		\$	3,708,649,290	11.33	12,573	1,743
	295,829	20%			2,966,919,432	10.96	12,967	1,348
	221,872	15%		\$	2,225,189,574	10.61	13,337	979
	147,914	10%		\$	1,483,459,716	10.28	13,683	632
	73,957	5%		\$	741,729,858	9.97	14,009	307

Using 20 %Residential Exemption Impact at Various Assessments

	Full Value	W/Res.Exempt.	Full Tax	Adj.Tax	Tax Δ
\$	500,000	\$ 204,171	4,839	2,237	(2,602)
	750,000	\$ 454,171	7,259	4,977	(2,282)
	1,000,000	\$ 704,171	9,678	7,717	(1,962)
	1,250,000	\$ 954,171	12,098	10,456	(1,641)
	1,500,000	\$ 1,204,171	14,517	13,196	(1,321)
	1,750,000	\$ 1,454,171	16,937	15,935	(1,001)
	2,000,000	\$ 1,704,171	19,356	18,675	(681)
	2,450,000	\$ 2,154,171	23,712	23,606	(105)
Break Even Value	2,532,200	\$ 2,236,371	24,507	24,507	0
	3,000,000	\$ 2,704,171	29,035	29,634	599
	3,500,000	\$ 3,204,171	33,874	35,113	1,239
	4,000,000	\$ 3,704,171	38,713	40,592	1,879

9.A.
Expanded Tax Rate Worksheet
20% Res. Exemption

FY2022	At 20% RE	1.000000	1.000000	1.000000	1.000000	1.000000	1.00000	1.000000	1.000000
Full Value Res.%		0.903194	0.903194	0.903194	0.903194	0.903194	0.903194	0.903194	0.903194
Full Value CIP%		0.096806	0.096806	0.096806	0.096806	0.096806	0.096806	0.096806	0.096806
Selected CIP Factor		1.747000	1.739000	1.730000	1.721000	1.719000	1.714000	1.713000	1.705000
Factored CIP %		0.169120	0.168346	0.167474	0.166603	0.166410	0.165925	0.165829	0.165054
Res Shifted %		0.830880	0.831654	0.832526	0.833397	0.833590	0.834075	0.834171	0.834946
Selected Res.Factor		0.919935	0.920793	0.921757	0.922722	0.922936	0.923472	0.923579	0.924437
Total Taxable Values		Tax Rates>							
Residential	22,428,499,491	10.08	10.09	10.10	10.11	10.11	10.12	10.12	10.13
CIP	2,721,937,568	16.91	16.83	16.74	16.66	16.64	16.59	16.58	16.50
Target Levy	272,124,853								
	Actual Levy	272,107,239	272,113,769	272,093,080	272,099,610	272,045,171	272,133,359	272,106,140	272,112,670
	Excess/Over	(17,614)	(11,084)	(31,774)	(25,244)	(79,682)	8,506	(18,714)	(12,184)
	Cannot be over +	OVER							
Tax Rate Change Over FY21									
	9.80 Residential	2.87%	2.96%	3.07%	3.18%	3.20%	3.26%	3.28%	3.37%
	15.99 Commercial	5.74%	5.26%	4.71%	4.17%	4.04%	3.74%	3.68%	3.20%
		FY21 Selected Factor							

TOWN OF BROOKLINE FY2022 TAX RATE OPTIONS WORKSHEET

Residential Exemption @ **20%**

Potential FY22 Tax Rates at Various Shifts 1.70-1.75 (Adjusted for the Residential Exemption)

MEDIAN VALUES & TAX AMOUNTS AFTER THE RESIDENTIAL EXEMPTION @ 20% (\$295,829)*

CIP Shift	FY21	1.747	1.739	1.730	1.721	1.719	1.714	1.713	1.705
Res. Levy %	82.90%	83.09%	83.17%	83.25%	83.34%	83.36%	83.41%	83.42%	83.49%
Res. Tax Rate	9.80	10.08	10.09	10.10	10.11	10.11	10.12	10.12	10.13
CIP Levy %	17.10%	16.91%	16.83%	16.75%	16.66%	16.64%	16.59%	16.58%	16.51%
CIP Tax Rate	15.99	16.91	16.83	16.74	16.66	16.64	16.59	16.58	16.50
Levy Shift	7.23%	7.15%	7.07%	6.98%	6.96%	6.91%	6.90%	6.82%	
FY22 Median SFL Value	1,610,521								
Real Estate Tax		16,236	16,251	16,268	16,285	16,289	16,298	16,300	16,315
Change over FY21	14,916	1,320	1,335	1,352	1,369	1,373	1,382	1,384	1,399
% Increase in Tax		8.8%	8.9%	9.1%	9.2%	9.2%	9.3%	9.3%	9.4%
FY22 Median Res. Condo	460,171								
Real Estate Tax		4,639	4,643	4,648	4,653	4,654	4,657	4,657	4,662
Change over FY21	4,386	253	257	262	267	268	271	271	276
% Increase in Tax		5.8%	5.9%	6.0%	6.1%	6.1%	6.2%	6.2%	6.3%
FY22 Median Two-Family	1,670,471								
Real Estate Tax		16,840	16,856	16,873	16,891	16,895	16,905	16,907	16,923
Change over FY21	15,518	1,322	1,338	1,355	1,373	1,377	1,387	1,389	1,404
% Increase in Tax		8.5%	8.6%	8.7%	8.8%	8.9%	8.9%	8.9%	9.0%
FY22 Median Three-Family	1,777,121								
Real Estate Tax		17,915	17,932	17,951	17,970	17,974	17,984	17,986	18,003
Change over FY21	16,546	1,369	1,386	1,404	1,423	1,427	1,438	1,440	1,457
% Increase in Tax		8.3%	8.4%	8.5%	8.6%	8.6%	8.7%	8.7%	8.8%
FY22 Median Multi-Fam./Apt	3,358,000								
Real Estate Tax		33,852	33,884	33,919	33,955	33,963	33,982	33,986	34,018
Change over FY21	33,003	849	881	916	952	960	979	983	1,015
% Increase in Tax		2.6%	2.7%	2.8%	2.9%	2.9%	3.0%	3.0%	3.1%
FY22 Median Commercial	1,972,700								
Real Estate Tax		33,354	33,201	33,029	32,858	32,819	32,724	32,705	32,552
Change over FY21	31,849	1,505	1,352	1,181	1,009	971	875	856	703
% Increase in Tax		4.7%	4.2%	3.7%	3.2%	3.0%	2.7%	2.7%	2.2%

***Note: Apartment&Commercial
Medians Exclude Res. Ex.**

**FY21
Selected
Factor**

Class	FY22 Valuation	% of Value
Residential	\$ 25,395,421,181	90.3194%
Taxable	22,428,499,491	
Rex. Exemption	2,966,921,690	
Commercial	2,412,268,798	8.5793%
Industrial	21,051,100	0.0749%
Personal Prop.	288,617,670	1.0265%
Total	\$ 28,117,358,749	100.000%
CIP Classes	2,721,937,568	9.6806%
FY22 Projected Levy	272,124,853	
Single Tax Rate	9.68	per \$1,000
RRw/RE & factor of 1	10.96	per \$1,000

Levy Limit Details

FY21 Levy Limit	\$ 242,349,097	
Allowable 2.5%	6,058,727	2.5%
New Growth	3,458,837	1.4%
FY22 Maximum Levy	251,866,661	

FY22 Debt. Exclusion	20,258,192	Δ Prior
Total Projected Levy	\$ 272,124,853	12.3%

FY21 Actual Levy	\$ 255,693,301	
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FY22 Projected Levy	@1.714Shift	Levy %
Residential	\$ 226,976,415	83.4%
Commercial	40,019,539	14.7%
Industrial	349,238	0.1%
Personal Property	4,788,167	1.8%
Total	272,133,359	100.0%
Excess Levy	\$ 8,506	

9.A.

FY22 Residential Exemption Factors & Impact Worksheet

Before Classification

Projected Total Tax Levy = \$	272,124,853	
Residential Levy @ MRF of 1.0 = \$	245,781,534	90.3194% % of Res. Value
Residential Tax Rate @ MRF of 1.0 =	9.68	Tax / Value = Rate
Avg. Res. Property Full Tax = \$	14,315.43	Before Classification
Eligible Properties =	10,019.77	At 22% Residential Exemption

Total Residential Value	\$ 25,395,421,181						
Total Residential Parcel Count	17,169						
Average Residential Value	1,479,144	Factor	Vote	Total Exempt Amount	Adj. Tax Rate	Adj. Tax	Tax Savings
Residential Exemption	517,700	35%		\$ 5,187,237,712	\$ 12.16	\$ 11,694	\$ 2,622
	443,743	30%		4,446,203,753	11.73	12,148	2,168
	325,412	22%		3,260,549,419	11.10	12,811	1,505
	295,829	20%		2,964,135,835	10.96	12,966	1,350
	221,872	15%		2,223,101,877	10.61	13,335	980
	147,914	10%		1,482,067,918	10.28	13,682	633
	73,957	5%		741,033,959	9.97	14,008	307

Using 22 %Residential Exemption Impact at Various Assessments

	Full Value	W/Res.Exempt.	Full Tax	Adj.Tax	Tax Δ	
\$	500,000	\$	174,588	4,839	1,939	(2,900)
	750,000	\$	424,588	7,259	4,715	(2,544)
	1,000,000	\$	674,588	9,678	7,491	(2,188)
	1,250,000	\$	924,588	12,098	10,266	(1,831)
	1,500,000	\$	1,174,588	14,517	13,042	(1,475)
	1,750,000	\$	1,424,588	16,937	15,818	(1,118)
	2,000,000	\$	1,674,588	19,356	18,594	(762)
	2,452,000	\$	2,126,588	23,731	23,613	(118)
Break Even Value	2,534,600	\$	2,209,188	24,530	24,530	0
	3,000,000	\$	2,674,588	29,035	29,698	664
	3,500,000	\$	3,174,588	33,874	35,250	1,376
	4,000,000	\$	3,674,588	38,713	40,802	2,089

9.A.
Expanded Tax Rate worksheet
22% Res. Exemption

FY2022	At 22% RE	1.000000	1.000000	1.000000	1.000000	1.000000	1.00000	1.000000	1.000000
Full Value Res. %		0.903194	0.903194	0.903194	0.903194	0.903194	0.903194	0.903194	0.903194
Full Value CIP %		0.096806	0.096806	0.096806	0.096806	0.096806	0.096806	0.096806	0.096806
Selected CIP Factor		1.750000	1.742000	1.734000	1.726000	1.717000	1.714000	1.709000	1.700000
Factored CIP %		0.169411	0.168636	0.167862	0.167087	0.166216	0.165925	0.165441	0.164570
Res Shifted %		0.830590	0.831364	0.832138	0.832913	0.833784	0.834075	0.834559	0.835430
Selected Res.Factor		0.919614	0.920471	0.921329	0.922186	0.923151	0.923472	0.924008	0.924973
Total Taxable Values		Tax Rates>							
Residential	22,134,868,279	10.21	10.22	10.23	10.24	10.25	10.25	10.26	10.27
CIP	2,721,937,568	16.94	16.86	16.78	16.70	16.62	16.59	16.54	16.45
Target Levy	272,124,853								
Actual Levy		272,106,628	272,110,221	272,113,815	272,117,409	272,121,002	272,039,344	272,124,596	272,100,970
		Excess/Over	(18,226)	(14,632)	(11,039)	(7,445)	(3,851)	(85,509)	(258)
		Cannot be over +							
Tax Rate Change Over FY21									
9.80 Residential		4.20%	4.29%	4.39%	4.49%	4.60%	4.63%	4.69%	4.80%
15.99 Commercial		5.92%	5.44%	4.95%	4.47%	3.92%	3.74%	3.44%	2.89%
		FY21 Selected Factor							

TOWN OF BROOKLINE FY2022 TAX RATE OPTIONS WORKSHEET

Residential Exemption @ **22%**

Potential FY22 Tax Rates at Various Shifts 1.70-1.75 (Adjusted for the Residential Exemption)

MEDIAN VALUES & TAX AMOUNTS AFTER THE RESIDENTIAL EXEMPTION @ 22% (\$325,412)*

Class	FY22 Valuation	% of Value
Residential	\$ 25,395,421,181	90.3194%
Taxable	22,134,868,279	
Rex. Exemption	3,260,552,902	
Commercial	2,412,268,798	8.5793%
Industrial	21,051,100	0.0749%
Personal Prop.	288,617,670	1.0265%
Total	\$ 28,117,358,749	100.000%
CIP Classes	2,721,937,568	9.6806%
FY22 Projected Levy	272,124,853	
Single Tax Rate	9.68	per \$1,000
RRw/RE & factor of 1	11.10	per \$1,000

Levy Limit Details

FY21 Levy Limit	\$ 242,349,097	
Allowable 2.5%	6,058,727	2.5%
New Growth	3,458,837	1.4%
FY22 Maximum Levy	251,866,661	

FY22 Debt. Exclusion	20,258,192	Δ Prior
Total Projected Levy	\$ 272,124,853	12.3%

FY21 Actual Levy	\$ 255,693,301	
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FY22 Projected Levy	@1.714Shift	Levy %
Residential	\$ 226,882,400	83.4%
Commercial	40,019,539	14.7%
Industrial	349,238	0.1%
Personal Property	4,788,167	1.8%
Total	272,039,344	100.0%
Excess Levy	\$ (85,509)	

CIP Shift	FY21	1.750	1.742	1.734	1.726	1.717	1.714	1.709	1.700
Res. Levy %	82.90%	83.06%	83.14%	83.21%	83.29%	83.38%	83.41%	83.46%	83.54%
Res. Tax Rate	9.80	10.21	10.22	10.23	10.24	10.25	10.25	10.26	10.27
CIP Levy %	17.10%	16.94%	16.86%	16.79%	16.71%	16.62%	16.59%	16.54%	16.46%
CIP Tax Rate	15.99	16.94	16.86	16.78	16.70	16.62	16.59	16.54	16.45
Levy Shift		7.26%	7.18%	7.11%	7.03%	6.94%	6.91%	6.86%	6.78%
FY22 Median SFL Value	1,580,938								
Real Estate Tax		16,143	16,158	16,173	16,188	16,205	16,211	16,220	16,237
Change over FY21	14,916	1,227	1,242	1,257	1,272	1,289	1,295	1,304	1,321
% Increase in Tax		8.2%	8.3%	8.4%	8.5%	8.6%	8.7%	8.7%	8.9%
FY22 Median Res. Condo	430,588								
Real Estate Tax		4,397	4,401	4,405	4,409	4,414	4,415	4,418	4,422
Change over FY21	4,386	11	15	19	23	28	29	32	36
% Increase in Tax		0.2%	0.3%	0.4%	0.5%	0.6%	0.7%	0.7%	0.8%
FY22 Median Two-Family	1,640,888								
Real Estate Tax		16,755	16,771	16,787	16,802	16,820	16,826	16,836	16,853
Change over FY21	15,518	1,237	1,253	1,268	1,284	1,302	1,308	1,317	1,335
% Increase in Tax		8.0%	8.1%	8.2%	8.3%	8.4%	8.4%	8.5%	8.6%
FY22 Median Three-Family	1,747,538								
Real Estate Tax		17,844	17,861	17,878	17,894	17,913	17,919	17,930	17,948
Change over FY21	16,546	1,298	1,315	1,331	1,348	1,367	1,373	1,383	1,402
% Increase in Tax		7.8%	7.9%	8.0%	8.1%	8.3%	8.3%	8.4%	8.5%
FY22 Median Multi-Fam./Apt.	3,358,000								
Real Estate Tax		34,289	34,321	34,353	34,385	34,421	34,433	34,453	34,489
Change over FY21	33,003	1,286	1,318	1,350	1,382	1,418	1,430	1,450	1,486
% Increase in Tax		3.9%	4.0%	4.1%	4.2%	4.3%	4.3%	4.4%	4.5%
FY22 Median Commercial	1,972,700								
Real Estate Tax		33,411	33,259	33,106	32,953	32,781	32,724	32,628	32,457
Change over FY21	31,849	1,562	1,410	1,257	1,104	932	875	780	608
% Increase in Tax		4.9%	4.4%	3.9%	3.5%	2.9%	2.7%	2.4%	1.9%

*Note: Apartment&Commercial
Medians Exclude Res. Ex.

FY21
Selected
Factor

Additional Residential Exemption Options at Classification of 1.714

BASED ON MEDIAN VALUES BY CLASS

FY2022

Residential Exemption %	0%	20%	21%	22%	23%	24%	25%	30%	35%
FY22 Tax Rates at 1.714 Shift	8.94	10.12	10.19	10.25	10.32	10.39	10.46	10.82	11.19
Single Family									
Value Before Res. Exemption	1,906,350	1,906,350	1,906,350	1,906,350	1,906,350	1,906,350	1,906,350	1,906,350	1,906,350
Res. Exemption Amount	-	295,829	310,620	325,412	340,203	354,995	369,786	443,743	517,700
Net Taxable Value	\$ 1,906,350	\$ 1,610,521	\$ 1,595,730	\$ 1,580,938	\$ 1,566,147	\$ 1,551,355	\$ 1,536,564	\$ 1,462,607	\$ 1,388,650
Total Property Tax	17,043	16,298	16,260	16,205	16,163	16,119	16,072	15,825	15,539
FY2021 Median Value Tax	14,916	14,916	14,916	14,916	14,916	14,916	14,916	14,916	14,916
Tax Change Over FY2021	2,127	1,382	1,344	1,289	1,247	1,203	1,156	909	623
% Change Over FY2021	14.3%	9.3%	9.0%	8.6%	8.4%	8.1%	7.8%	6.1%	4.2%
Condominium									
Value Before Res. Exemption	756,000	756,000	756,000	756,000	756,000	756,000	756,000	756,000	756,000
Res. Exemption Amount	-	295,829	310,620	325,412	340,203	354,995	369,786	443,743	517,700
Net Taxable Value	\$ 756,000	\$ 460,171	\$ 445,380	\$ 430,588	\$ 415,797	\$ 401,005	\$ 386,214	\$ 312,257	\$ 238,300
Total Property Tax	6,759	4,657	4,538	4,414	4,291	4,166	4,040	3,379	2,667
FY2021 Median Value Tax	4,386	4,386	4,386	4,386	4,386	4,386	4,386	4,386	4,386
Tax Change Over FY2021	2,373	271	152	28	(95)	(220)	(346)	(1,007)	(1,719)
% Change Over FY2021	54.1%	6.2%	3.5%	0.6%	-2.2%	-5.0%	-7.9%	-23.0%	-39.2%
Two Family									
Value Before Res. Exemption	1,966,300	1,966,300	1,966,300	1,966,300	1,966,300	1,966,300	1,966,300	1,966,300	1,966,300
Res. Exemption Amount	-	295,829	310,620	325,412	340,203	354,995	369,786	443,743	517,700
Net Taxable Value	\$ 1,966,300	\$ 1,670,471	\$ 1,655,680	\$ 1,640,888	\$ 1,626,097	\$ 1,611,305	\$ 1,596,514	\$ 1,522,557	\$ 1,448,600
Total Property Tax	17,579	16,905	16,871	16,819	16,781	16,741	16,700	16,474	16,210
FY2021 Median Value Tax	15,518	15,518	15,518	15,518	15,518	15,518	15,518	15,518	15,518
Tax Change Over FY2021	2,061	1,387	1,353	1,301	1,263	1,223	1,182	956	692
% Change Over FY2021	13.3%	8.9%	8.7%	8.4%	8.1%	7.9%	7.6%	6.2%	4.5%
Multi-Family Apt's									
Value Without Res. Exemption	\$ 3,358,000	\$ 3,358,000	\$ 3,358,000	\$ 3,358,000	\$ 3,358,000	\$ 3,358,000	\$ 3,358,000	\$ 3,358,000	\$ 3,358,000
Total Property Tax	30,021	33,983	34,218	34,420	34,655	34,890	35,125	36,334	37,576
FY2021 Median Value Tax	33,003	33,003	33,003	33,003	33,003	33,003	33,003	33,003	33,003
Tax Change Over FY2021	(2,982)	980	1,215	1,417	1,652	1,887	2,122	3,331	4,573
% Change Over FY2021	-9.0%	3.0%	3.7%	4.3%	5.0%	5.7%	6.4%	10.1%	13.9%

Zoning Board of Appeals

Cover Sheet

As of November 2021

The Board of Appeals is a 3-member quasi-judicial board, with 5 associate members, that is responsible for reviewing and approving applications for relief by special permit and by variance from the requirements of the Zoning By-Law, in accordance with the “Massachusetts Zoning Act” - Massachusetts General Laws, Chapter 40A. 3 board members sit for each hearing and a unanimous vote is required for an appeal to be granted. Associate members may sit should regular members be unable to do so due to absence or conflict of interest. The current membership is as follows:

FULL MEMBERS (3 members)

- | | |
|----------------------|------|
| 1. Jesse Geller | 2021 |
| 2. Mark Zuroff | 2022 |
| 3. Johanna Schneider | 2023 |

Associate Members (5 members)

- | | |
|------------------------|------|
| 1. VACANCY | 2022 |
| 2. VACANCY | 2023 |
| 3. Lark Palermo | 2021 |
| 4. Randolph Meiklejohn | 2023 |
| 5. Paul Bell | 2021 |

Recent Activity:

Kate Poverman resigns spring 2021

Neil Wishinsky applies for appointment

Neil Wishinsky Zoning Board of Appeals Application

I am applying for a position on the Zoning Board of Appeals. I bring many years of involvement in Brookline's land use planning and administration. Activities include:

- Chaired the Zoning Bylaw committee which vets all new zoning proposals
- Chaired the Planning and Regulation Subcommittee of the Advisory Committee (recently renamed the Land Use, Zoning and Sustainability Subcommittee). This committee reviews all land use proposals and provides oversight of the Planning and Community Development Department budget.
- Chaired the Coolidge Corner Study Committee which led a community engagement process which resulted in the successful passage of the Waldo Durgin Overlay District.
- Co-Chaired the 2 Brookline Place Study Committee which led a community engagement process which resulted in the successful passage of the Zoning Overlay District for 2 Brookline Place which is nearing completion
- Chaired the 111 Cypress Acquisition Committee which resulted in the Town's acquisition using eminent domain powers the site of the Brookline High School expansion which is now under construction
- Chaired the Newbury College Acquisition Committee which guided an effort to purchase the Newbury College campus after that college ceased operations
- Member of the Newbury Zoning Committee which led a community engagement process which resulted in successful passage of a zoning overlay district on Fisher Hill, the acquisition of the former West Campus of Newbury College and the largest contribution to the Affordable Housing Trust Fund in the Town's history. This contribution is a key component of the financing package which is enabling the modernization and expansion of the BHA Colonel Floyd Apartments.
- Led an effort for an ultimately unsuccessful settlement of the Hancock Village litigation. While the zoning proposal did not achieve the required super majority at Town Meeting, the effort broke the legal logjam which was holding up the largest housing expansion proposal in a generation.

In addition to these specific land use and planning activities, I served for 6 years on the Select Board (including 4 years as Chair) which has given me a deep knowledge of Town operations and administration.

Lastly, I served for over 35 years in 3 federal agencies administering these 3 complex federal laws:

- The Employment Retirement Income Security Act of 1974 (ERISA)
- Title VII of the Civil Rights Act of 1965
- Fair Labor Standards Act of 1938 (FLSA)

I believe my combination of deep knowledge of Brookline's Zoning Bylaw as evidenced by the activities described above, service on the Select Board and a long career administering extremely complex statutes provides a unique skillset that could be of great benefit to the ZBA. You should also be aware that I have resigned from the Advisory Committee effective at the end of the November 2021 Special Town Meeting.

Online Form Submittal: Board/Commission Application Form

notifications@brooklinema.gov <notifications@brooklinema.gov>

Sat 11/13/2021 11:54 AM

To: Devon Fields <dfields@brooklinema.gov>; Ben Vivante <bvivante@brooklinema.gov>

Board/Commission Application Form

Please use this form to apply for one of the [open Board/Commission positions](#). We welcome your application and will respond to you quickly.

Name	Neil Wishinsky
Address	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Application for specific Board/Commission?	Zoning Board of Appeals
What type of experience can you offer this Board/Commission?	See the attached
What type of issue would you like to see this Board/Commission address?	Fair and impartial administration of the Town's Zoning Bylaw
Are you involved in any other Town activities ?	See the attached
Do you have time constraints that would limit your ability to attend one to two meetings a month?	No
IF RELEVANT, YOU CAN ATTACH OTHER MATERIALS (RESUME, NEWSPAPER, MAGAZINE, OR JOURNAL ARTICLE, ETC.)	ZBA Application doc

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Online Form Submittal: Committee Reappointment Interest Form

notifications@brooklinema.gov <notifications@brooklinema.gov>

Sun 12/5/2021 4:45 PM

To: Devon Fields <dfields@brooklinema.gov>

Committee Reappointment Interest Form

Date	12/5/2021
Name	Jesse Geller
Email:	
Committee you are a member of?	Zoning Board of Appeals
List of accomplishments in the last 3 year	Chaired many 40A and 40B hearings.
Future Goals	Continue to fairly administer the governing laws.
Question ? Please contact the Select Board at selectboard@brooklinema.gov, 617 730-2200	

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